

# 3 Egerton Street, Blairgowrie, Vic 3942

## House For Sale

Wednesday, 8 May 2024

3 Egerton Street, Blairgowrie, Vic 3942

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1216 m2

Type: House



Clayton Smith  
0418877445



Alex Dimsey  
0404494828

## Expressions of Interest | \$3,800,000 - \$4,100,000

Exploring the impenetrable brilliance of concrete, marble, and light, this breathtaking masterpiece by the esteemed architecture and interior design firm Pleysier Perkins, reflects and celebrates the beauty of Blairgowrie's landscape, offering family lifestyle excellence a stone's throw from Bridgewater Bay and Blairgowrie Village shops. At first glance, the exterior exudes minimalist refinement, commanding attention without overwhelming the senses, yet its seamless integration of materials sets this home apart. Curated to evoke a sense of tranquillity and harmony, inside, the robustness of concrete masonry forms the foundation, as Serpeggiante marble, with distinctive veining, paired with ash-tone oak timber, lends warmth and texture to the space. The first of two separate living zones is a vast open-plan primary living domain that freely merges with the outdoors on multiple aspects. A suite of Meile appliances and a butler's pantry equip the sophisticated kitchen, and dining occasions can be enjoyed inside looking out to the poolside, at the 4m (approx) island bench, or alfresco, served by the in-built BBQ kitchen. The second living area offers pure comfort and spills onto the magnificent crazy-paved poolside, where the crystal-clear mosaic-tiled pool and spa play their starring role. Exceptional accommodation encompasses a ground-level guest bedroom with an ensuite and a stunning bathroom servicing two further impressive bedrooms. Upstairs, the main suite has a dressing room and an ensuite, which is the pinnacle of indulgence. Designed to temper the sun's rays and filter light, the innovative use of sliding cedar baton screens serves as both a functional necessity and a design statement, creating dynamic interplays of light and shadow throughout the day, whilst notable features extend to zoned ducted heating and cooling, a wood-burning fireplace, a study, powder room, laundry, a poolside shower, a double garage and ample boat/van parking.