

**31-35 North Valley Road, Park Orchards, Vic 3114**



**Sold House**

Thursday, 7 March 2024

31-35 North Valley Road, Park Orchards, Vic 3114

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 4000 m2**

**Type: House**



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## Contact agent

Innovation and aspect are at the core of this breathtaking five star entertainer's home, enjoying a blissful acre in its highset, northerly oriented position. The appealing architectural design and effortless functionality incorporate multiple lavish spaces to focus on family and friends, including a suspended, fully tiled, solar heated pool with glass panels encapsulating the sweeping valley views. Oversized contoured ceilings and dramatic glazing provide the perfect showcase of prestige and proportion. A harmonious living/dining domain with open fireplace adjoins a connoisseur's kitchen with triple Miele ovens including steam oven, integrated dishwasher, induction cooktop and butler's pantry with dual sinks. A separate family room offers adult-child separation, while central stacker doors with retractable flyscreens integrate the indoors with an expansive spotted gum timber decking and pavilion for all-weather dining. Including a gazebo to supervise the pool and enjoy summer shelter, relishing an incredible treed backdrop for social events and intimate gatherings. Professionally landscaped indigenous gardens invite a myriad of wildlife and birds to this wonderful home sanctuary. Downstairs, swathes of polished concrete add character and practicality to an enormous rumpus/games room with bathroom facilities and storage. Perfectly paired with a solid red gum wet bar and fridge in a stand-out party room/home theatre space, complete with built in bar benches and ceiling mounted disco ball to celebrate and dance into the night. The upper zoned master suite is a sumptuous affair with exclusive terrace, fitted walk-in robe and opulent floor to ceiling tiled ensuite with double vanity and shower, indulged by a free standing bath. The children's zone includes three spacious bedrooms with double built-in robes and a second chic bathroom with additional free standing bath and dual vanity. A home office adapts to a 5th bedroom if required, serviced by a guest powder room. Storage options are brilliant and include four car garaging (one with internal access plus a storeroom and workshop/cellar area, in addition to ample 6 + cars off-street parking and trailer/boat storage. Further features on offer: C-bus technology system, zoned ducted heating and zoned refrigerated ducted cooling, ceiling fans and drop pendant lighting in all bedrooms, window furnishings, CCTV, self-cleaning pool function, two large water tanks, a ducted vacuum system plus driveway remote entrance gates and landscaped garden lighting. Within minutes of Park Orchards and St Anne's Primary Schools, Donvale Christian College, Carey Baptist Grammar, Whitefriars College and the buses to Yarra Valley Grammar and Luther College. Walk to Park Orchards shops and café precinct and public transport. Central to The Pines Shops, Eastland and Westfield Doncaster. Enjoy the leafy beauty of the Mullum Mullum Trail and moments to Stintons and Domeney Reserves and the 100 Acres walking trails. Close to Mitcham Station and freeway connections.