

**31 Heritage Drive, Lilydale, Vic 3140**



**Sold House**

Wednesday, 29 November 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 712 m2**

**Type: House**



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**\$1,170,000**

Enjoying a truly idyllic setting, this impeccable contemporary residence promises an effortlessly impressive lifestyle ideal for gracious entertaining. Showcasing stunning panoramic views and a generous open floorplan, the home offers exceptional quality construction with premium finishes throughout, and has been thoughtfully conceived for superior accessibility. Superbly situated within a peaceful cul-de-sac, directly adjacent to Warburton Rail Trail for relaxed walks or cycling, the home is also positioned mere moments from Lillydale Lake and Playground, Lilydale Station, and vibrant Lilydale Village shopping and cafés. Poised high above the street, the home is set amidst colourful landscaped gardens featuring 17 red roses and exquisite king pink proteas, creating a magnificent floral display throughout the seasons. Visitors are greeted into a private entry foyer, flowing through to an inviting open plan living and dining area flooded with abundant natural light. Boasting lofty high ceilings, the living area features two walls of stacker doors, ideal for creating airflow. On one side, a spacious paved patio overlooks tranquil water features, while the opposite side opens out to an expansive alfresco area with ample space for relaxed year-round outdoor entertaining. Adjacent, quality synthetic grass is framed by low maintenance garden borders, with plenty of space for children's play or pets. A generous contemporary kitchen comprises gleaming black Caesarstone benchtops, under-bench instantaneous electric hot water, extensive cabinetry including thirty drawers, and a full suite of quality appliances including a Bosch side opening wall oven, a Bosch gas cooktop, a quiet Blanco rangehood, and two Fisher & Paykel DishDrawers mounted high to avoid stooping. A skylit retreat living area leads to an oversized master bedroom, offering enchanting views and opening directly to the garden. The master includes a fully-fitted skylit walk-in wardrobe, and an immense private ensuite with a double vanity, an accessible frameless glass walk-in shower, safety rails and a heated towel rail. Two further bedrooms with built-in wardrobes are separately zoned alongside a skylit central bathroom with frameless glass shower and heated towel rail, perfectly laid out for hosting guests, family or grandchildren with privacy. Double glazed throughout for year-round climate comfort, the home features a 3.8kW solar system with Japanese panels / German inverter, four newly installed split system heating and air conditioning units, roller blinds with privacy sheers, excellent inbuilt storage including roof cavity storage, NBN connection, a 22,000 litre water tank servicing two toilets / laundry / automatic garden irrigation, gas-assisted solar hot water, a Colorbond steel roof, gauze guards on every gutter, Thermo 12v automatic roof venting, and a remote double lock-up garage with internal access and a rear workshop space. The home also allows for an additional three cars parked off-street, ideal for visitors, and has secure gated room for a boat, caravan or trailer by the garage. An array of additional security features are also included, with a Bosch alarm system, a video intercom entry, a panic button in the master suite, seven external security lights, eight full colour wired security cameras with in-home and remote monitoring, and security screen external doors.