

# 31 Highbury Grove, Prahran, Vic 3181

**KAY & BURTON**

## House For Sale

Friday, 24 May 2024

31 Highbury Grove, Prahran, Vic 3181

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Oliver Booth  
0413975723



Nicky Rowe  
0428640509

## **Auction Saturday 22 June at 11am**

Impeccably built by TURN Group and designed by Sync Architecture; this luxuriously appointed, low-maintenance home offers light-filled and tranquil spaces in a highly sought-after Prahran cul-de-sac. From the moment you make your way down the cobblestone path, this gorgeous residence captivates you with its beauty. Upon arrival, you are welcomed by mature magnolia trees and a tessellated verandah which has you longing to see beyond. The black front door opens to reveal two oversized arch windows in the hallway which perfectly frame the Birch trees beyond. The open-plan kitchen, living and dining space feature soaring ceilings and a verdant courtyard. Venetian plaster walls designed to rebound light, further hint at the attention to detail. Curves add an artisan flare to the kitchen, powder room, stairwell and living zone. Floor-to-ceiling glass sliders fully open to make the garden feel like an extension of the home and a perfect spot for a morning coffee on the floating bench. Keen chefs will love the stunning kitchen which features an oversized stone curved island bench, Miele appliances, PITT cooktop and aged bronze detailing. The butler's pantry offers additional storage beyond the oak archway. A sky-lit, venetian plaster staircase with bespoke handrail leads you up to the second floor. The generous master retreat features a luxurious ensuite with heated flooring, sky-lit shower and waterfall slabs of marble. An impeccably detailed walk-in robe and dressing table complete the package. A further two bedrooms offer built-in robes and are complemented by an additional bathroom with sky-lit stone bath, heated flooring and generous storage. Downstairs, the guest bedroom retains its period charm. Fully adorned with ceiling rosette, intricate skirtings and cornices, the room pays tribute to the history of the home, yet still incorporates the luxuries of today. The room is complete with a walk in robe and stone bathroom with heated flooring for added opulence. Additional features include: Double lock up garage, stone powder room, study and laundry, zoned heating and cooling, expansive concealed storage and advanced security. Situated just moments from High Street Armadale, Hawksburn Village and Chapel Street Shopping precinct. Popular cafes such as Morning Market, The Cake Club, Fourth Chapter, Leaf and Lune are all within walking distance. Victoria Gardens and Lumley Park offer wonderful parklands and the perfect place to cool down after your pilates session at Sum of Us Studio. With public transport and leading Melbourne Schools all within easy access, this 6-star energy efficient masterpiece offers an unparalleled lifestyle.