

**37a Solway Street, Ashburton, Vic 3147**

**House For Rent**

Tuesday, 21 May 2024

37a Solway Street, Ashburton, Vic 3147

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**



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## Please Contact Agent

Designed and built to highest specifications of an elite scale and quality, the award-winning builder has delivered an elegant and timeless residence catering for an easy, entertainer's lifestyle with true luxury interiors and resort outdoor living space complete with stunning gas heated swimming pool and build in BBQ. Built over three levels, including basement, kitchen / living and bedrooms with "City view" balcony. All levels are connected by open staircases. Presented as open plan contemporary living the house is combining high ceilings and bold floor to ceiling tinted windows. Spacious room proportions are providing glorious feel of free space and true natural lights to every corner. The 'no expensed spared' fit out incorporates clever and functionally built joinery mixed with quality marble floors, granite benches and LED lighting is what really completes this luxurious family friendly home. Key Features:

- Turko Argentino marble tiles to living areas floors with join less feel finish.
- Hydronic gas heating under marble floors in living areas.
- Turko Argentino marble tiles to bathrooms walls and floors.
- Powder room – Turko Argentino bench top.
- Kitchen and all other build in furniture are in light Boston Oak veneer.
- Miele appliances: oven, gas cook top, dishwasher, and range hood.
- Kitchen black granite benches.
- Feature LED lights: Kitchen, bathrooms, powder room.
- Entertainers, drink bar feature storage with 85 inch TV enclosure.
- External private balconies to master bedroom.
- Wi-Fi network extenders.
- Oak timber floors in bedrooms and upstairs living.
- Provision for cable internet to TV and Cinema
- Fully tiled, gas heated, salt sanitized swimming pool.
- In built BBQ gas bottle supply.
- Basement up to seven car garage, 5.2m wide with 2.3m height clearance.
- EV charging point.
- External Bin storage area.
- Fitted cinema room with 135" screen, speakers, and projector.
- Fitted cellar door in basement level.
- Video security system, via application (internet required).
- Electric blinds on most windows.
- Custom made curtains on windows.
- Feature light hanging over the staircase.
- Double glazed with gas, tinted, commercially framed, floor to ceiling windows.
- Ducted air conditioning / heating; three zones.
- Sonos audio to in-ceiling speakers in kitchen, living.

Elevated main entry to a formal room followed by powder, guest bedroom, open kitchen with spacious butler's pantry and laundry. The dining and family living areas overlooks & accesses via massive sliding doors to the inground swimming pool, covered tiled alfresco entertaining area with built in BBQ. The saltwater pool (7m x 2m) is fully tiled, gas heated together with an automated chemical system. The main sized guest bedroom is complete with en-suite, study area and exclusive access to your own private paved patio. The minimal care landscaped garden beds and grass surround the private rear garden. The light filled top floor accommodates three oversized bedrooms (built-in robes and independent marble en-suites to each), principal bedroom suite (balcony with City views, walk in robe, ensuite with freestanding bath & double shower), rumpus or study room with build-in cabinets. The expansive basement area features a fully fitted cinema room (135' screen, fixed in ceiling projector, in-wall speakers & amplifier), under stair open area for cloak or change, additional wine cellar, powder room, Six car (6) garage (electric car charging outlet, storage cabinets, adjacent workshop area, Gym or optionally another car parking area), externally placed out of sight bins and garden tools area. Set amongst smart family homes, you enjoy an incomparable lifestyle where you can walk to the area's major drawcards from your newly completed designer home. Stroll to Watson and Darling Parks, watch the kids play sport at local nearby sporting clubs or ride/walk along Gardiners Creek trails, walk to bustling local cafes and both Darling and Alamein Stations for a quick commute to Hawthorn and Kew private schools. Shop locally in High Street or at Chadstone Shopping Centre with just minutes to Korowa, Sacre Coeur and Caulfield Grammar Junior, High Street trams and the Monash Freeway.