

**39A Winter Street, Malvern, Vic 3144**



**House For Sale**

Friday, 19 January 2024

**39A Winter Street, Malvern, Vic 3144**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**Price Adjustment: \$3,100,000 - \$3,410,000**

A statement of style and sophistication in a lifestyle location. Delivering a seductive setting where on-trend style and designer luxury are the framework for everyday living, this signature town residence by Embrace Architects is a true family sanctuary. Enveloped by lofty 3-metre ceilings and quiet double glazing, the minimalist design is bathed in natural light, intertwining European Oak parquetry and striking travertine surfaces amid today's state-of-the-art fixtures. A leafy garden light well introduces the open plan layout, nurturing relaxation and family meals from day to day, while effortlessly holding crowds for celebrations. Sliding doors seamlessly integrate the room with a sunny granite patio, indulging alfresco dining and indoor-outdoor entertaining amid the northerly gardens. The kitchen is a chic concerto of travertine, stone, and woodgrain cabinetry, mingling guests over an island breakfast bar. Offering endless custom storage including a walk-in pantry, the kitchen provides a premium array of V-Zug appliances including a combi-steam oven, plus a Miele integrated fridge and freezer. Upstairs, a central sitting area and study zone enhances the family accommodation. Four bedrooms are pampered with substantial built-in robes including a downstairs guest suite, matched by three sumptuous travertine bathrooms, including a luxe ensuite to the master with a deep freestanding bath. Complete with an oversized garage accessed via a rear right-of-way, a laundry room, and a guest powder room, the home offers a host of modern luxuries, including hydronic slab heating downstairs and hydronic panels upstairs, plus air-conditioning with individual room control, keyless entry with fingerprint recognition, and a Wi-Fi compatible security alarm. Situated at the doorstep to Glenferrie Road's tasty eateries and quaint boutiques, Malvern Central shopping centre, Cabrini Hospital, Malvern Gardens, city-bound trams, and Malvern station, this relaxing retreat truly has everything within easy reach.