

**3a Mayfield Street, Abbotsford, Vic 3067**

**KAY & BURTON**

**House For Sale**

Tuesday, 6 February 2024

**3a Mayfield Street, Abbotsford, Vic 3067**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$2,475,000**

A sublime sanctuary in a riverside cul-de-sac, this luxury four bedroom residence offers an exceptional experience of sophistication and indulgence rising to a substantial rooftop terrace where alfresco entertaining is bliss. Architect renovated by Jasmine McClelland Design and winner of an HIA Interior Design award, the breathtaking interior with its living vertical garden, sky-lit void and big-window aspects is filled with light accentuating warm natural finishes and high-end features. Located within metres of the meandering Yarra River and vibrant cafes, this brilliant designer home immediately articulates a strikingly beautiful aesthetic and peaceful ambience. At the entrance, a functional ground floor features two bedrooms (BIRs; first with a study and garden aspect), fitted home office or 4th bedroom, exquisite bathroom with freestanding bath, powder room and laundry plus internal access to the remote-control garage. Stunning free-flowing spaces are seamlessly linked by stylish architectural elements as a dining area that opens to a BBQ balcony (bar fridges) extends to a 150+ bottle wine rack and an outstanding integrated kitchen featuring custom-built Corian island bench, top-line Miele appliances (induction, ovens, fridge/freezer) and copious soft storage. A powder room and study area facing the garden leads to a large living room warmed by gas log fireplace, soft night-lights and a leafy treetops outlook. Upstairs is a parents' paradise with a superb bedroom suite including a sensor-lit walk-in-robe and chic ensuite as well as sliding doors, plus separate entry from the staircase, to the huge, sun-drenched rooftop terrace. An idyllic outdoor domain greened by Ben Saunders Landscapes, there's an automated irrigation system and vertical garden plus pavilion-style alfresco dining, Kamado Joe BBQ/slow cooker, bar fridge and city skyline views. Other features of the home include split-system air-conditioning, video intercom, imported handmade tiles, matte oak floorboards and louvre window ventilation. An award-winning triumph of design with a stunning feature mural from celebrated artist Steve Cross, this secluded city-edge oasis near the banks of the Yarra is perfectly located close to Victoria Street shops, supermarkets and restaurants, train station, trams, East Melbourne hospitals, schools, parks and the Convent Arts precinct.