

**4/7 Gellibrand Street, Kew, Vic 3101**

**Nelson Alexander**

**Townhouse For Sale**

Wednesday, 12 June 2024

4/7 Gellibrand Street, Kew, Vic 3101

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Shannan Burbidge  
0400532050



Tao Sheng  
0422755345

**EOI \$1,750,000 - \$1,850,000**

Terrific Tri-Level Living in Prestigious Private School Locale Perfectly positioned just moments from bustling Kew Junction, this modern tri level town residence epitomises flexible family living and local convenience, moments from Melbourne's premier schooling, vibrant shopping/dining, and comprehensive transport options. Tucked discreetly towards the rear of a boutique development, the entry opens to a formal lounge, seamlessly flowing into a stylish kitchen equipped with stone benchtops and Miele appliances. Adjacent, the expansive lounge/dining area unfolds into a serene private courtyard garden, ideal for tranquil relaxation or sophisticated entertaining, complemented by a strategically located powder room on the main floor. Upstairs, discover three robed bedrooms (private ensuite to master) and a well-appointed central bathroom. A unique feature is the versatile home theatre room/retreat area on the basement level, alongside two sizeable storerooms and additional bathroom/laundry, adding to the appeal for versatile living and options to customise spaces as needed. Enhanced with advanced heating and cooling systems, video intercom security, and extensive timber decking perfect for hosting, this home also includes secure basement garage accommodation for two cars. Conveniently located a short stroll from Kew Junction, residents can enjoy swift city access and proximity to prestigious institutions such as Carey Grammar School, Ruyton Girls' Grammar, Xavier College, and Methodist Ladies' College, plus Yarra River parklands and easy freeway access all within effortless reach. There's so much to love!