

# 4 Derril Avenue, Malvern, Vic 3144

## House For Sale

Wednesday, 7 February 2024

4 Derril Avenue, Malvern, Vic 3144

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Daniel Ashton

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**\$4,795,000**

An esteemed collaboration between Architect - Russell Casper and Omnicon Construction, has given this entertainer's paradise an injection of scintillating style and quality craftsmanship. Parisian wallpapers, solid Granite benches and Italian designer lighting add luxury and opulence to the flowing family layout. The rear extension is an architectural masterpiece, with its pitched roofline and highlight windows that flood the open plan living with sun and northern light. Walls of glass surround the sparkling tiled pool and decked alfresco spaces, affording you delightful and serene aspects at every turn. Set in a prestigious Malvern streetscape, within walking distance of Glenferrie Road shopping, Malvern Central and Malvern Train Station, this charismatic and meticulously maintained family home is a compelling opportunity that truly wants for nothing.

- 4 double bedrooms (all with fitted robes)
- 3 beautiful bathrooms
- Ground floor Master Suite with window seat, shutters, full dressing room, luxury ensuite, double basins, soaker tub
- 2nd double bedroom on ground floor, study desk, BIR's
- Formal lounge, rich timbers, exposed beams, shutters
- Formal 12 seat dining room, Space light fitting, pool aspects
- Stunning gourmet kitchen, solid granite island bench, Smeg appliances, induction cooking, Zip Tap
- Butler's pantry, 2nd dishwasher, 2nd fridge
- Separate laundry with external access
- Light-filled open plan living and casual dining, gas fire, large picture windows
- Upstairs kids retreat with 2 bedrooms, WIRs, bathroom and living space
- Hydronic heating, ducted A/C, alarm, security intercom, CCTV
- Heated in ground pool, water fountains
- Undercover and open air alfresco decked areas
- Hedged and landscaped gardens, irrigation
- Carport plus additional OSP (3 cars total), remote gates
- Excellent allotment - 697sqm approx.