

4 Highbury Grove, Prahran, Vic 3181

KAY & BURTON

House For Sale

Wednesday, 31 January 2024

4 Highbury Grove, Prahran, Vic 3181

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



Tom Staughton
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Gowan Stubbings
0390861144

\$2,900,000 - \$3,150,000

An unparalleled fusion of light, restrained luxury and style deliver surprisingly generous family living and a sense of refuge at this beautifully renovated and extended family home in this prized leafy inner city locale. Just moments from High Street, shops, cafes, the Prahran Market and close to schools and trams, the home's Victorian façade gives no hint of what's to come. Stunning interiors by Lorna Wallace Design focus on impeccable finishes, the highest quality fixtures and superb use of space. Lime washed oak floorboards start at the front door, flow past two bedrooms and onto the expansive living and dining zone with its focus on entertaining, relaxation and indoor-outdoor living. Interiors are underpinned by finishes of marble and timber. Craftsman-made steel-framed doors and windows allow light to penetrate all the living areas. At the end of the traditional hall, past a sitting nook, doors open to the north facing kitchen, dining and living room. The designer's gourmet kitchen, worthy of a magazine feature, showcases marble benches packed with the latest professional-performance Wolf appliances, a central island and excellent storage. One end of the kitchen opens to the butler's pantry. The other end opens to the laundry with a wall of storage, including a drying cabinet and outdoor access. The kitchen overlooks the dining area and the living room where a central fireplace is flanked by built-in storage. Steel-framed doors open the living to the landscaped back garden and lawn and the double garage which is entered from the laneway at the rear of the property. Inside again, the powder room, discreetly set near the stairs, is both fun and funky with playful wallpaper. An elegant timber and steel staircase arrives at the first floor glass-wrapped retreat offering broad views across the trees and rooftops. Part study, part lounge, this retreat leads seamlessly to the main bedroom with garden aspects, a generous walk-in wardrobe and sublime ensuite. Two downstairs bedrooms, each with traditional fireplaces, feature built-in robes and doors to a "hidden" ensuite. A perfect example of the juxtaposition of old and new, this captivating home reimagined for the modern era, has hydronic heating, air conditioning, wine storage, video monitoring and security while being close to some of Melbourne's best retail and dining precincts, schools and transport.