

**40 Grenville Street, Hampton, Vic 3188**

**FREDMAN**

**House For Sale**

Saturday, 27 April 2024

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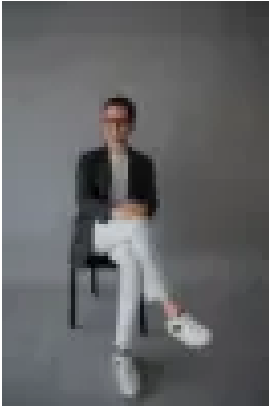
**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 807 m2**

**Type: House**



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## Contact Agent

A home destined to become an icon of its time, instantly impressive & eternally memorable, this incredible architect-designed residence is one where no exquisite finish nor high calibre appointment has been left to chance. Architectural, textural & tactile in equal measure, there is an extensive use of Rammed Earth & travertine both inside & out creating an irresistible connection with the irrigated approx. 807sqm of lush beachside land. Striking from the road, secured by video intercom entry & introduced by a monumental pivot door that swings open to reveal accommodation that is wide & welcoming, there are split levels creating perfecting zoning, discreet cavity doors ensuing privacy as needed & expanses of glass flooding the spaces with natural light. Leading past a formal lounge & dedicated study, the layout steps down to the expansive entertaining zone soaking up uninterrupted views of the alfresco area with suspended fireplace & the 12m heated pool & spa beyond – finished in imported tiles, it radiates a turquoise iridescence that beckons you in. Of epicurean standards, the decadent kitchen is equipped to the nines with a suite of Siemens cooking appliances, a Liebherr fridge/freezer & wine fridge along with an expansive butler's pantry (2nd dishwasher). A vast 4.2m Calcutta marble island bench offers an exceptional place for casual drinks with loved ones. Upstairs the master bedroom is a sight to behold with its shuttered exterior, bespoke dressing room & study nook - it luxuriates in a stunning bathroom showcasing a curvaceous bath. A further ensuited bedroom is a sought-after inclusion as is the brilliant homework station & peaceful retreat which are zoned together with two more generous bedrooms & a luxe bathroom creating an ideal kids' zone. Practicalities include a poolside powder room/shower, CBUS, Sonos & a huge laundry with drying cupboard & chute, comfort is ensured thanks to zoned hydronic heating & air-conditioning, whilst true peace of mind comes with an alarm & CCTV - a double auto garage & substantial storage conclude an unwaveringly brilliant property. Merely 400m to the beach & five minutes on foot to the station, this position has restaurants & shops at the doorstep & is a heartbeat to some of the area's best schools. Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to appropriate legal documentation to complete your due diligence.