

# 40 Yarravale Road, Kew, Vic 3101



## House For Sale

Wednesday, 17 January 2024

40 Yarravale Road, Kew, Vic 3101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 371 m2**

**Type: House**



James Goulopoulos  
0397655500



Alex Aparo  
0397655500

**\$2.95m - \$3.15m**

Steps from Yarra Boulevard and extensive parkland that leads to the banks of the Yarra River, this prestigious home is designed for entertaining, backdropped by inspiring views over the district. A modern architectural masterpiece, the impressive living and dining room features a cosy gas log fire and a full bank of windows that flood the area in light and perfectly capture the breathtaking views. A dream for home chefs, the kitchen is divine and boasts an extra-long stone breakfast bar that doubles as a casual dining table, a full suite of premium Miele appliances and a butler's pantry with a preparation sink. Head upstairs to an indulgent master suite, finished with a luxe ensuite and incredible storage space, matched on the lower level with two additional robed bedrooms, a comfortable retreat/home theatre room with a full screen and access to a private terrace and a separate entrance. The living areas revolve around a glistening solar-heated pool, a large open-air deck and a quaint teahouse ideal for meals outdoors or afternoon tea with guests. Finishing touches include a dumbwaiter, zoned ducted heating and refrigerated cooling, CCTV, a guest powder room, surround sound speakers, quality hardwood floors and a double garage with a workshop and wine cellar. In a highly regarded suburb near Kew Junction, elite private schools, the Eastern Freeway, local parks, golf clubs and walking trails, and just 7km from the CBD.