

**40A Lansell Road, Toorak, Vic 3142**

**KAY & BURTON**

**House For Sale**

Tuesday, 7 May 2024

40A Lansell Road, Toorak, Vic 3142

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jamie Mi  
0450125355



Rae Mano  
0413768163

## Expressions of interest close 5 June at 3pm

Nestled within Toorak's illustrious tree-lined boulevards, this property stands as a rare gem amid the grandeur of multi-million dollar estates. Positioned opposite the esteemed Towers Road, it offers a coveted address for crafting your bespoke sanctuary in this prestigious locale. With council-approved blueprints orchestrated by the esteemed architect, Rob Mills, the envisioned residence promises a symphony of opulence and sophistication. Renowned for his transformative designs that transcend the ordinary, Mills unveils plans for a luxurious abode suffused with luminous interiors and impeccable craftsmanship. Set upon a generous expanse of over 24 meters of facade, the property boasts a commanding street presence, further augmented by an additional 50 square meters based on its original land size. Dubbed "The Doll's House," the current dwelling exudes timeless elegance with its graceful facade, original features, and manicured gardens. The envisioned Rob Mills-designed masterpiece unfolds as an epitome of refined living, offering a sumptuous sanctuary adorned with four bedrooms, including an indulgent main suite. A signature curved stone staircase, complemented by an elevator servicing all levels, serves as an architectural focal point. Inside, natural textures and finishes, ranging from travertine to timber, establish a seamless connection with the outdoors, fostering a harmonious blend of indoor-outdoor living. A resplendent swimming pool and spa beckon for relaxation, while the gourmet kitchen, equipped with a suite of Gaggenau appliances and Subzero integrated fridges, epitomizes culinary excellence. This represents a once-in-a-lifetime opportunity to reside in one of Melbourne's most coveted enclaves, with proximity to prestigious schools, Heyington Station, Toorak Village and an array of lifestyle amenities. Embrace the privilege of living near the serene Yarra River, with seamless freeway access enhancing connectivity to the city and beyond.