

# 44 Joel Terrace, Alphington, Vic 3078



## House For Sale

Wednesday, 28 February 2024

44 Joel Terrace, Alphington, Vic 3078

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Kieran Whaley  
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**\$1,400,000 - \$1,500,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 26TH MARCH AT 5PM (UNLESS SOLD PRIOR)Enviably located for inner-urban lifestyle convenience at the edge of the iconic Yarra River, this superbly crafted domain within the contemporary environs of The Mills development celebrates magnificently proportioned, light filled spaces elegantly presented with refined industrial character in a sophisticated palette of captivating high-end finishes.Set with street front appeal directly opposite future parkland, the architecturally curated floorplan boasts an elevated, open concept layout showcasing expansive living and dining lined with engineered oak underfoot, serviced by the magnificent Smeg appointed kitchen boasting marble splashback and sleek bespoke cabinetry complete with stone breakfast bench and indoor/outdoor servery, all seamlessly extending to dual covered terraces, perfect for alfresco enjoyment. Accommodation is offered over two levels, upstairs comprises grand master suite complete with sumptuous ensuite featuring walk in shower and freestanding bath, accompanied by a sizable second bedroom, luxurious central bathroom and fitted study zone. The ground floor hosts the third robed bedroom paired with chic ensuite, ideal for growing families or when guests stay. Further complements include spectacular rooftop deck and remote double garage.Positioned within a prestige master-planned community for privileged lifestyle excellence with development underway of lush parks, residents Wellness Centre and Artesian Food District - cafes, restaurants and grocers all within a short walk, this low maintenance executive residence encourages outdoor recreation amidst sportsgrounds and endless river trails leading to the CBD or countryside. Also close by trains, leading grammar schools, cosmopolitan Station Street and easy arterial access.