

47A Clifton Street, Aberfeldie, Vic 3040



House For Sale

Wednesday, 8 May 2024

47A Clifton Street, Aberfeldie, Vic 3040

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Type: House



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\$3,900,000 - \$4,200,000

A breathtaking masterpiece of the highest quality, no stone has been left unturned in this flawless residence with lofty high ceilings and incredible space, where indulgent indoor and outdoor living/entertaining and impeccable attention to detail make this the ultimate family home. In a prime riverside location on land approx. 657sqm, all three levels offer something uniquely different, from the poolside terrace, lounge/dining area (with kitchenette) and custom-built theatre room at lower ground to the magnificent open-plan family zone and alfresco balcony on the ground floor and the large upstairs retreat complete with home office setup.

- Spectacular entertainer with sweeping river views
- Three huge levels with pool, theatre room & gym
- Two master suites & guest suite with kitchenette
- Full smart automation, underfloor heating & elevator
- Exceptional location moments from river trails

The endless list of highlights also includes the solar and gas heated pool with outdoor shower, a brand new elevator servicing all three floors, five elegant bedrooms (incl. a second master/guest option with ensuite/WIRs), four luxurious fully-tiled bathrooms, a double-oven Siemens kitchen with butler's pantry, plumbed BBQs in both outdoor areas, a private study on entry, extensive wine room/cellar and home gym. Every modern comfort imaginable is simply the standard, with slab heating to all floors, fully integrated Control4 smart home automation and security system, hydronic heating plus standalone reverse cycle heating/cooling in every room, double-glazed doors and windows, ducted vacuuming, laundry chute, built-in coffee machine, Zip tap, abundant internal and external storage and automated watering system to the immaculate landscaped gardens. Featuring automatic gates to an enormous lower-level garage and extra off-street parking, it's also the perfect location to leave the car at home stroll to the Maribyrnong River, Afton Street Reserve, The Boulevard cafes or a fantastic selection of schools including Ave Maria, Aberfeldie P.S. and Our Lady of the Nativity P.S.