

49 Obriens Lane, Templestowe, Vic 3106



House For Sale

Saturday, 27 April 2024

49 Obriens Lane, Templestowe, Vic 3106

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 4005 m2

Type: House



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\$2,500,000 - \$2,700,000

An incomparable Templestowe address on a blissful landscaped acre, this engaging residence delivers opulent naturally lit space and gracious style. Luxuriously designed for unsurpassed entertaining, with seamless family accommodation including a separate self-contained area. Surrounded by the green wedge, this is a unique opportunity to raise your family in an uninterrupted paradise. A grand covered entrance makes a breathtaking architectural statement that leads into the cleverly designed floorplan. Comprising formal living and dining and an ambiently warmed family/meals zone with wood fired heater. Adjoining a quality granite kitchen with s/s oven, dishwasher and gas cooktop. Bifolds merge with a garden paradise with outdoor built-in natural gas BBQ and under-roofline entertaining for wonderful occasions with family and friends. Gently progressing through the lush leafy surrounds to a spectacular koi fish pond brimming with fish, and abundant bird and wildlife on your doorstep. When you wish to retire inside, a downstairs fitted movie theatre room (with golden ratio 1 x 1.6 x 2.33) is ready to host you and your guests with a wine cellar to indulge the most discerning. Directly connecting with self-contained accommodation with bedroom, bathroom and retreat/kitchenette; easily adapting to a great home office meeting room with separate external access. A further four spacious bedrooms, BIRs/WIR plus a study, are evenly distributed across the split levels with private garden vistas to enjoy. The master offers a lavish granite ensuite with bath and dual basin vanity. Accompanied by a state of the art hi-fi music room, custom designed by an acoustic architect. Flaunting 6 layers of materials in the floor, timber beams packed with industrial grade rock wool, and cutting edge fibre glass sound absorption (60 hertz to 20,000 hertz flat,) together with sound diffusers to deliver a world class music studio. Extra features: gas ducted heating, refrigerated split systems in all bedrooms, security alarm system, 2 wine cellar areas, 3 x water tanks with 96,000L combined approx and internal entry to a triple car garage. Additionally, the large allotment invites a future pool or tennis court if desired (STCA). Immersed in this native haven yet moments to Newmans Street cafes, Templestowe Village, The Pines and Westfield shopping centres. Close to city, airport and private school bus connections. Minutes to Templestowe College, Westerfolds Park and trails to Warrandyte. Close to the freeway and Ring Road connections. Prestige architectural homes in this coveted location are highly sought after – arrange your inspection without delay. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.