

# 5 Houghton Road, Warrandyte, Vic 3113

## House For Sale

Tuesday, 11 June 2024



5 Houghton Road, Warrandyte, Vic 3113

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 806 m2

Type: House



Daniel Broadbent  
0424155476



Adrian Nyariri  
0455089610

## **\$1,400,000 - \$1,500,000**

Beautifully attuned to your design aesthetic and perfectly in sync with its natural surrounds, this expertly renovated and balanced home exceeds expectations. Integrating with professionally landscaped gardens, the residence immediately impresses with its colorbond and hebel exterior, interspersed with recycled timber to minimise the environmental footprint. Placed in the award winning suburb of Warrandyte merely metres walk to the Yarra River and Goldfields Shopping Centre.

Engage your senses with the expertly rejuvenated interiors and breathtaking angles, incorporating three generous sun splashed bedrooms all fitted with a bank of built-in robes, plus a separate defined study nook area. The master is a striking room, matched to elegant oversized fitted wardrobes and velux skylit ensuite. Displaying a dual vanity incorporating bespoke reclaimed ridge beam, and frameless rainfall shower. A glass slider reveals the ultimate outdoor retreat for adults with secluded deck for enjoying breakfast. The fashionable hues and high-end craftsmanship are replicated in the main family bathroom, fitted with back-to wall bath, and separate stunning powder room with hardwood feature. Follow the natural light to a brilliant configuration of living and dining with stunning void over a timber staircase and in-built live greenery wall. A custom made TV cabinet, and discreet glazing add to the alluring atmosphere and showcase of native eucalypts. The dramatic vaulted 3.6m high ceiling steals the show along with a home chef's dream kitchen. Fitted with a Caesarstone airy concrete waterfall edge benchtop that contrasts with light timber and white toned, soft-close cabinetry, and quality stainless steel appliances including gas cooktop and 900mm oven, illuminated by chic over-bench pendant lighting. Cleverly merging with this space is a generous dedicated coffee nook. The open zone is geared for any occasion with the option to progress to the elevated, north facing merbau deck with spectacular raked roofline. Enjoy the incredible birdlife and peaceful garden setting, or light it up for night time relaxation. If you wish to turn things up a notch, the downstairs rumpus and family domain is geared for entertaining with stunning polished concrete floors and ample room to add a fold-out couch for overnight guests. Bifolds open up to the enchanting easy-care garden, especially appreciated on a warm evening. A third WC is conveniently located, with a modern laundry and storage, for amenity requirements. Many concepts in this home are focused on sustainable, upcycled and functional living with: hydronic heating, refrigerated ducted reverse heating/cooling, ceiling fans, blinds and sheers, black matte tapware and handles throughout, storage shed, 3,000L approx water tank, a dedicated veggie hub with raised garden, a large double carport plus separate off-street parking for a caravan/boat/trailer or extra vehicles, with the added buffer of a service road. In addition to effortless gated property access, ideal for containing young children and pets alike. Close to Stiggants and Taroona Reserve and the Warrandyte State Park. Minutes to Yarra Street, sports facilities, Warrandyte Primary and buses to Donvale Christian College, Carey Baptist Grammar, Luther College, Yarra Valley Grammar and a range of Kew schools. Handy to Aumann's fresh produce, The Pines, Eastland, and public transport to the city. Enjoy monthly markets along the river or a refreshing beverage at the local Warrandyte Grand Hotel, with numerous bakeries and restaurants to further appreciate. Indulge your leafy dreams at 5 Houghton Road.

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