

**5 Morgan Street, Aberfeldie, Vic 3040**



**House For Sale**

Friday, 19 April 2024

**5 Morgan Street, Aberfeldie, Vic 3040**

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Joe Zucco  
0393759375



Georgie Maggs  
0393759375

**\$2,850,000 - \$3,100,000**

Promoting elegance and sophistication with unrivalled entertaining prowess, this high-side showpiece offers a masterclass in family luxury in Aberfeldie's widely adored river precinct. Its assured stance augmented by manicured gardens, an enticing façade prefaces a brilliantly broad entrance hall, introducing a relaxing front lounge and fully fitted office en route to a remarkable main section at plan's rear. Soaking in swathes of all-day sunlight, entwined living and dining areas spill into a simply sensational, north-facing outdoor domain, with a solar-heated, self-dosing pool a radiant centrepiece among vivid greenery, a kids' play area, and decked dining zone. Infinitely hospitable for any number of occasions, a magnificent island enriches an enthusiast's kitchen, with dual Smeg ovens and dishwashers accompanied by a 900mm induction top, extensive soft-close cabinetry, and walk-in pantry with double-width fridge cavity. • Remarkable family home in Aberfeldie's revered river precinct • Unmatched indoor-outdoor entertaining prowess • Six considerable bedrooms and a selection of spacious living areas • Solar-heated pool, enthusiast's kitchen, fully fitted office, and double garage • Metres from scenic river trails, sporting fields, cafés, restaurants, and transport

Enhanced with a lavish, dual-basin ensuite and concealed walk-in robe with jewellery display case, a sumptuous upper master looks across colourful foliage, while four generous, further bedrooms are handily served by robes and a stylish central bathroom with shower, bath, and separate WC. Effortlessly versatile, a peaceful upper retreat doubles as a sizeable sixth bedroom, while other highlights include ducted heating/refrigerated cooling, ceiling-integrated audio to living and alfresco, abundant storage, a downstairs powder room, full-size laundry, double garage, and additional driveway space. Sharing in the tranquillity of its prestigious river setting while moments from an array of revered public and private schools, the home sits seconds from picturesque trails, sporting fields, and local institution Poyntons Nursery, with world-class coffee, Fawkner Street shops, and transport options just steps away