

# 59 Park Road, Middle Park, Vic 3206

 Real Estate

## House For Sale

Thursday, 18 April 2024

59 Park Road, Middle Park, Vic 3206

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 610 m2**

**Type: House**



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**\$6,000,000 - \$6,600,000**

Encompassing 610sqm\* with secure off-street parking for two in the heart of Middle Park, this extremely rare and breathtaking property, set within landscaped Eckersley-designed gardens, is the apex of single-level family living. Meticulously integrated and expanded into a singular, expansive residence, it showcases a seamless architectural fusion that preserves the heritage frontages while enhancing the living space and contemporary allure toward the rear. Picturesque at every angle, the home seamlessly integrates ornate period characteristics with clean, modern aesthetics and functionality. The main hallway leads past an elegantly appointed bathroom with a freestanding bath and three bedrooms with original fireplaces, concluding in an utterly captivating open-plan area at the rear. North-facing light illuminates the entertainer's oasis, forming a dream combination of indoor-outdoor connectivity, with zero-corner glass and French doors extending to the exquisite gardens, deck draped in wisteria, and irrigated vegetable gardens. Sleek stone benchtops and high-quality Miele and Neff appliances add a touch of sophistication, emphasising the garden as the focal point while offering stylish and spacious options for extensive entertaining, complemented by a butler's pantry at the rear. Multiple living and dining spaces interconnect for wide-scale enjoyment, with pocket doors zoning off the sitting room/study when quiet time is required. The second wing is privately positioned and entirely transformed with a contemporary eye, enjoying separate street-front access and absolute privacy, complete with a stylish bathroom, home office/sitting room and bedroom with built-in robes. Set on the edge of city-bound trams, Middle Park Village, Middle Park Primary School and the beach, this incredible home boasts split system heating/cooling, hydronic heating, laundry, rear street access to secure off-street parking for two, with potential for more beyond auto gates, and an outdoor shed with a loft studio.\*approximate land size