

6 Portman Road, The Patch, Vic 3792



Sold House

Friday, 8 March 2024

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Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 4412 m2

Type: House



Elliot Bell



Trevor Bell

0418333580

\$1,111,000

Nestled amidst the picturesque Patch hills, this character-filled home with a stately red brick and noir façade stands as a testament to a mix of style influences, where every corner is infused with bespoke character and charm. With three bedrooms and three bathrooms spread across its split-level design, this sanctuary spans over an acre of lush forest landscape, providing ample space for relaxation, entertaining and exploration. As you step through the impressive, tiled foyer, you're greeted by a sense of grandeur and sophistication that sets the tone for the rest of the home. The kitchen, adorned with Carrara marble tiles, exudes elegance and functionality, complete with a laundry that can easily double as a butlers' pantry for added convenience. In the lounge, an elegant electric log fire casts a warm glow, while the family/meals room boasts double picture windows that frame enchanting garden views, complemented by a cast iron wood fire for cosy evenings. The ground floor offers a comfortable bedroom and bathroom, while upstairs, a perfect pair of two luxuriously sized ensuite bedrooms await (one with balcony) including the lavish master suite with opulent walk-in dressing room, promising the utmost in relaxation and indulgence. On a lower level, a versatile space awaits, perfect for a home office, theatre room, or fourth bedroom, with external access for added privacy and flexibility. Outside, fenced, terraced gardens beckon with layers of lawn and a flat alfresco area, perfect for entertaining under the open sky and there's a rear alfresco deck set against a forest backdrop. Ducted heating and cooling ensure year-round comfort, while double-glazed piano finish doors and Velux double-glazed skylights add a touch of modern sophistication. At a Glance: • 3 bedroom, 3-bathroom split-level home on over an acre (4372m²). • Acre block that stretches to Kallista-Emerald Road. • Eclectic mix of art deco and French provincial style influences. • Grand tiled foyer. • Kitchen with Carrara marble tiles, integrated dishwasher, stainless-steel appliances and laundry/butler's pantry. • Lounge with elegant electric log fire. • Family/meals room with double picture windows framing garden views with a cast iron wood fire. • Lower-level home office/theatre room/fourth bedroom with cellar/storage room and external access. • Comfortable ground floor bedroom and wheelchair accessible bathroom plus 2 luxurious ensuite bedrooms upstairs including the master with walk-in robe. • Rear entertaining deck. • Fenced, terraced gardens with layers of lawn and a flat alfresco area for entertaining. • Ducted heating and cooling for seasonal comfort. • Double-glazed piano finish doors. • Velux double-glazed skylights. • Garden shed plus wood storage. • New exterior weatherboards. • Double carport with oodles of additional off-street parking and rear access. • Sealed road access. • Approved permits for an extension for 2 bedrooms, living area and a shed. • 3-minute drive to The Patch Primary School and 4-minutes to Monbulk conveniences. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.