

615 Read Place, Albury, NSW 2640



House For Sale

Thursday, 14 March 2024

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Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: House



Jack Stean



Lachlan Hutchins
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Private Auction Thurs 11th April at 5:30pm

Step into a realm of contemporary elegance at 615 Read Place – a modern masterpiece redefining luxury living in sought-after Read Place. From the striking façade to the meticulously designed interiors, every aspect of this residence exudes sophistication and style. Crafted by Byron Bay Architects, this home boasts 568sqm (approx.) of floor space, optimizing every inch to capture stunning elevated views and embrace balmy natural light. The clever use of concrete and stone surfaces, complemented by soft timber accents, creates a stylish and on-trend ambiance throughout. Designed for large-scale family living and year-round entertainment, the open plan layout seamlessly connects the vast entrance hall to the living areas and chef-inspired kitchen. With a 4-metre Slab Culture concrete benchtop and seamless flow to the undercover alfresco area, the kitchen is a true centrepiece. Additional living zones include a separate studio/pool house, TV room, and upstairs rumpus room, providing ample space for relaxation and recreation. Plus, with drive-through side access to a x3 car garage and x2 car carports with four-metre clearance, convenience is paramount. Situated just metres from popular cafes like Pemberton Pantry and Frankie's Café, and a short stroll to Dean Street, this home offers unmatched accessibility and convenience. Immaculately presented and boasting premium inclusions, 615 Read Place epitomizes luxury living at its finest.

Residence: - Unfurling over three levels with stunning views of Albury city, the Monument and Nail Can Hill - Luxurious, open-plan kitchen, dining and family room, featuring a wood fireplace complemented by a locally designed timber storage unit constructed by Slab Culture. This area of the home also includes a relaxed bay window, providing a wonderful spot to absorb the morning sun. - The sleek kitchen boasts concrete and stainless-steel bench tops, dual ASKO wall ovens, floor, and wall cupboards, ASKO gas and Induction cook top and an external motor kitchen exhaust (which is silent). Additionally, the kitchen includes pop up phone charging and PowerPoint stations, a large butler's pantry with sink and dishwasher and zip tap with hot, cold, and sparkling water. - Accommodation includes a luxurious master bedroom featuring a chic walk-in wardrobe, private ensuite with a large bathtub, walk-in shower, and double shower heads. - Further accommodation across main residence and pool house includes four more bedrooms with built in robes and a study that share three bathrooms and two powder rooms, all featuring premium Italian tiles. - Further downstairs, you will find an underground basement with a wood burning fireplace acting as a games room. - Ducted refrigerated air conditioning is included in each living area and to all four bedrooms and study, which can be individually zoned. - Quality Herringbone timber oak flooring to the ground floor plus a venetian plaster feature wall. - Well sized laundry complete with ample bench space with a Robinhood Ironing Station plus a laundry shoot from the upper level.

Outdoor: - Further down the hallway, provides endless options for entertainment or relaxation. Consisting of an Integrated plumbed outdoor kitchen with a built-in refrigerator. - Separate pool house. - 7m x 3m in-ground solar heated, mineral swimming pool, complete with led lighting and a dedicated pump house. - Low maintenance gardens, creating tranquil outdoor living spaces, including extensive 120sqm (approx.) deck, capturing the beautiful views.

Construction: - Constructed in 2019, boasting a concrete block and suspended slab plus premium architectural cladding and fixtures throughout. - Total living area is approx. 568sqm, allowing for great entertaining capacity. - Colourbond Matt Black clip lock wall paneling on the home and in basement and cemented barestone panelling impact resistant to the ground floor. - Further extra's include monitored recordable security system with 4 cameras throughout, touch code front entry doors, LED lights throughout, reinforced concrete driveway and electric gate and roller door.

Thermal Performance: - Architectural design incorporating all principles of effective solar passive design, cross-ventilation, and thermal mass. - 10kW Solar system with provision for batteries. - Fully insulated including anticon to roof sheeting. - Double glazing throughout.