

**68 Grange Road, Toorak, Vic 3142**



**House For Sale**

Saturday, 2 March 2024

68 Grange Road, Toorak, Vic 3142

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sarah Case  
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Will Hocking  
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**\$6,500,000 - \$6,950,000**

Elevated Residence with Breathtaking Views Nestled on the high side of Grange Road, this enchanting 1920's solid brick family residence offers a unique blend of timeless charm and exciting potential. Bathed in natural light, the property provides flexible options - move in and enjoy, embark on a renovation journey, or seize the opportunity to develop your dream home on this prestigious site (STCA). With a remarkable build height of approximately 13m, the property promises exquisite CBD, South Yarra, and river views. Zoned GRZ11 (STCA) and spanning an impressive 17.4m frontage by 43.2m depth, the generous 715sqm (approx.) land presents a canvas for your vision. This picturesque home boasts multiple outdoor entertaining zones amidst mature gardens, creating a serene retreat. Step inside to discover a bespoke entrance foyer leading to an elegant living room with an open fireplace and bay window, a study, an expansive kitchen and meals area, a laundry, a bathroom, and a separate dining room with French doors opening to a large entertaining terrace surrounded by lush garden vistas. Upstairs reveals a generous master suite with built-in robes, a bay window offering breathtaking city views, a separate study, and three additional bedrooms serviced by a family bathroom. The elevated private backyard hosts a fully tiled inground pool and newly updated granite paving, creating another enticing zone for entertainment amidst stunning gardens. Additional features abound, including a remote double lock-up garage, cellar, and storage space, two studies, ornate ceilings, beautiful cornice work, marble fireplaces, bespoke chandeliers, a water feature in the front garden, heating and cooling, and extensive storage throughout. Perched high on the hill, this prominent location offers proximity to the Royal South Yarra Lawn Tennis Club, Toorak Village shopping and dining, Geelong Grammar Junior School, Toorak Primary, St Kevin's College, St Catherine's, and Loreto Mandeville Hall. With easy access to public transport, the Yarra River, M1 Freeway, and just 10 minutes from Melbourne's CBD, this property invites you to embrace an unparalleled lifestyle on its elevated site, capturing spectacular views of the city and beyond. Seize the opportunity to make this residence your canvas for luxury living.