

**71 McArthur Road, Ivanhoe East, Vic 3079**

**KAY & BURTON**

**House For Sale**

Friday, 19 January 2024

71 McArthur Road, Ivanhoe East, Vic 3079

**Bedrooms: 4**

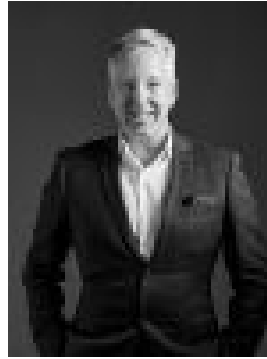
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Sophie Su  
0425270125



Mark Sproule  
0408090205

## **Auction Saturday 17 February at 11am**

A triumph of design where a restrained formal profile reveals a remarkable family-focused interior, this magnificent modern residence achieves the perfect balance of space, light and sophistication combined with luxury designer features and beautiful landscaped surroundings. Supreme functionality is carefully considered in a fully secure and secluded double-glazed setting, with the dynamic flow between distinctive living zones and established garden areas created to deliver the ultimate family experience. Spacious and open while intimate and private, this substantial state-of-the-art domain from Bryant Alsop Architecture is a warm, cohesive and light-laden sanctuary that throughout all the seasons a family is going to love. A central double-height glazed void with Foscarini designer lighting and electric external blinds delineates the space introduced by a serene sitting or music room by a downstairs guest's bedroom suite (built-in robes, ensuite) and a fitted study/home office. The solid European oak flooring and tastefully chosen neutral colours accentuate the warmth and refinement of this feature rich home. A leafy grapevine pergola covers a central deck accessed by large stacker glass doors adjacent to a powder room and an efficient ergonomically designed laundry (drying cupboard) before a stunning family zone. Here, a large living area (broad marble hearth to linear fireplace) and a dining space (Lindsey Adelman pendant lighting) adjoins a breathtaking kitchen boasting V-ZUG appliances (steam, oven, induction, DW), Liebherr fridges/freezers and brilliant butler's pantry (French door fridge, DW) with multiple access doors. Large-scale gatherings or quiet family dinners are equally effortless with a seamless indoor-outdoor connection through expansive stacker glass doors (wide retractable flyscreen) to an undercover entertainment terrace with an alfresco kitchen (integrated gas-mains Weber BBQ, Qasair commercial rangehood) embraced by tranquil landscaped garden maintained by Hunter Hydrowise app and BOM-linked automatic irrigation. Upstairs accommodation is impressively zoned starting with a luxurious parents' bedroom suite featuring electric blinds, dressing room/walk-in robe, sitting area and indulging ensuite with a freestanding bath and Apaiser basin. A separate wing for children/teenagers offers the utmost privacy and comfort with its versatile rumpus/lounge including a study, entertainment area with kitchenette, and immaculate bathroom complementing two huge bedrooms with walk-in robes. Additionally, there is CCTV surveillance, alarm system, keyless entry, video intercom, Google Nest controlled heating/cooling, extensive double-glazing, block-out blinds, copious custom storage, heated bathrooms, heated towel rails, plentiful power-points, grey water system to all toilets, extra-wide internal remote-control double garage with deep storage and excellent rear access to the garden. One of a kind in a prestigious plane tree-lined street and within a speed restricted zone, this luxury family home presents a rare lifestyle opportunity by the cafes and shops of East Ivanhoe Village and the Yarra River parklands while offering easy access to the local primary school, Ivanhoe's grammar schools, buses to Kew's private schools precinct, the Eastern freeway and nearby Heidelberg's Austin and Mercy hospitals.