

# 74 Lombardy Avenue, Dromana, Vic 3936



## House For Sale

Monday, 20 May 2024

74 Lombardy Avenue, Dromana, Vic 3936

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



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**\$1,650,000 - \$1,700,000**

Perfectly aligned with the demand of modern-day family living and positioned to make the most of Dromana's incredible beachside amenities - this as-new, architect-designed townhouse is a flawless lifestyle base that's second to none. Impressive and welcoming from the moment you step inside, the home's impeccable interior shines with the warmth of engineered timber against crisp white walls and ultra-high ceilings, balancing a calming ambience with a sense of streamlined luxury. A delicate interplay of functionality and premium features is at the heart of every room, with curved lines and dark, on-trend timber panelling showcased through the expansive open-plan living and dining domain, forming a seamless transition between entertaining spaces. Sliding doors to two separate outdoor entertainment areas, including a covered alfresco zone delivering the space to entertain indoors or out, as well as a spacious backyard with plenty of room for the kids to play. A gas fireplace in the generous living room and a deluxe stone-bench kitchen with a full suite of European appliances and a large walk-in/butler's pantry. Accommodation is as stylish as it is comfortable, with a sumptuous main bedroom desirably positioned on the ground floor offering room to lounge, a fitted walk-in robe and a lavish twin-vanity en-suite. Kids' will enjoy the second living area upstairs, whilst a family bathroom with a freestanding bath is easily accessible to the additional three robed bedrooms upstairs (including one with a walk-in robe). Situated in a quiet street steps from local shops and cafes and moments to Dromana's shops, restaurants and beaches, this exceptional home incorporates the best of luxury living and desirable family function in one easy-care package, complete with ducted heating/cooling, floor-to-ceiling sheer blinds, powder room, laundry, excellent storage, and a single remote garage with internal access.