

**7A Lawrence Avenue, Aspendale, VIC, 3195**

**Sold Townhouse**

Saturday, 10 June 2023

**JellisCraig**

7A Lawrence Avenue, Aspendale, VIC, 3195

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**

## Cutting Edge Poolside Panache

In the pursuit of excellence and resort style entertaining, this ultra stylish four bedroom three bathroom town residence has raised the level of low maintenance luxury in Aspendale. Built for the owners with impressive attention to detail, this dynamic abode enjoys a tinted window entry, a purpose built sound proof theatre room (pre-wired for speakers), a downstairs guest bedroom/study (fitted walk in robe and chic ensuite), glamorous powder room and a custom laundry (adjoining chute, ironing station, gooseneck tap). Step down into a spectacular north facing living and dining area (gas fire, bespoke joinery and open skylight void) with a top of the range stone kitchen with butler's pantry (filtered water tap), Steel Cucine two combi-steam ovens and a 900 mm gas hotplate, Ariston integrated fridge/freezer and dishwasher, and enjoy the seamlessness through the double sliding doors onto a sun drenched alfresco terrace with its barbecue kitchen, café blinds, outdoor shower and sumptuous fully tiled gas heated, self cleaning pool. Upstairs there are three generous bedrooms (walk in robes) including the main with a custom walk in robe with designer shoe racks and exquisite ensuite, a plush upstairs living area with S-fold drapes and a raked ceiling, a light filled study nook and a beautiful travel inspired bathroom (bath). Finished for allergy friendly living with its polished terrazzo style concrete floors on the ground floor and quality European Oak floors upstairs, this high end haven is appointed with high ceilings, tall doorways, quality double blinds, a wealth of storage, black tapware, zoned ducted heating/air conditioning, video intercom, alarm, CCTV, sensor lighting, indoor/outdoor speakers, attic storage, double glazed windows, solar hot water (gas boosted), a water tank and a double auto garage on an exposed aggregate drive. In this sought after pocket, a heartbeat to popular cafes, the train station to private schools and handy shops, walk to the stunning beaches of Aspendale and Edithvale, gorgeous parks, Rossdale Golf Course and the delightful Aspendale Primary School.