

8 Larne Avenue, Donvale, Vic 3111



Sold House

Monday, 25 March 2024

8 Larne Avenue, Donvale, Vic 3111

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 4250 m2

Type: House



Zen Chan

0478168588



Dallas Taylor

0408217778

\$2,025,000

Expressions of Interest closing Monday 8th April at 6pm. Poised for a life of tranquil ease in an exclusive tree lined avenue, this north-facing family home exceeds all expectations for space and connection within its beautifully landscaped natural environment. Crepe Myrtles herald your arrival and architect designed spaces offer desirable flexibility. Catering for a growing family in a premier location that delivers you effortlessly to leafy trails or the heart of the city via freeway links. Zoned for an exceptional lifestyle, a formal lounge and dining area is illuminated in natural light, pouring in from the adjoining alfresco zone. Enjoy refined gatherings or recline by the sunken open fireplace. Exposed Hawthorn bricks add a strong sense of character and quality to the layout, progressing to an elegant Caesarstone kitchen with European appliances incl gas cooktop, and stylish subway tiled splashback. Family/meals presents a cosy domain with a wood fired heater, opening outdoors to a paved open pergola with exceptional leafy backdrop of the acre plus property. Garden paths wind around the lemon scented eucalypts to established fruit trees, thriving vegetable/herb patches and quiet reflection pockets. Encompassing a dry creek bed of river pebbles and a hand-built Japanese style bridge to create further harmony in this uninterrupted sanctuary. The accommodation offers the flexibility of four generous bedrooms, all with external access, plus a home office with fitted desk/cabinetry. The master is a sumptuous affair and adjoins a possible 4th bedroom (ideal nursery) or a retreat/study, wrapped in glorious garden aspects. The master appreciates a fully fitted walk-in robe and deluxe floor to ceiling tiled ensuite with sophisticated proportions displaying a frameless rainfall shower and stone vanity with oversized basin. A family bathroom matches the quality design with the added bonus of an incredible freestanding bath for a deluxe day-spa experience every day. The home also has the usual functionality of a laundry with excellent storage, with the addition of a separate mudroom with wall to wall storage. Further enhanced by: gas ducted heating, hydronic wall heating, split systems x 2, hardwood floors and quality carpets, security alarm, in-roof storage, 4kW solar roof panels. Parking is also catered for with a double carport leading to a covered external workshop plus secure internal workshop, with the inclusion of a wine cellar. A second driveway additionally supplies ample overflow parking for a caravan, boat, trailer or extra cars. Merely metres to buses to Mitcham Station or the 271 Box Hill bus, along with a range of excellent schools. Walk to Whitefriars College and minutes to Donvale Christian College and Carey Baptist Grammar. Stroll the Mullum Mullum/Eastlink and Yarran Dheran Trails and moments to Donvale Reserve and Indoor Sports Centre. Central to Eastland and Westfield Doncaster or the gourmet delights of Tunstall Square, not to mention Lucky Corner fish and chips. Great proximity to the freeway and Eastlink. If you have been contemplating a leafy tree change, this home is the perfect urban compromise, with its finger still on the pulse of bustling shopping centres and city attractions. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.