

**89 Yarralea Street, Alphington, Vic 3078**



**House For Sale**

Friday, 2 February 2024

89 Yarralea Street, Alphington, Vic 3078

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Paula Beavis  
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**\$2,650,000 - \$2,900,000**

An inspirational entertainer, blending the elegance of its Edwardian heritage with an architecturally designed extension, this four bedroom three bathroom residence simply excels. Showcasing a cohesive blend of classical elegance and contemporary sophistication, this home with its picture-perfect façade, glamorous pressed metal ceilings and leadlight windows features polished hardwood floors in a wide entrance hall. Introducing a formal lounge with an open fireplace, it continues past four grand bedrooms with robes complemented by porcelain tiled bathrooms, master with a private sundeck, walk-in robe and ensuite, study and culminates in showstopping open plan living. 4.9 metre ceilings soar in this contemporary domain where L-shaped living and dining with a charming window seat, gas-log fireplace and bar seamlessly extends via bi-fold doors to a beadboard lined alfresco space whose soaring ceilings and Ziptrak blinds offer all-weather entertaining. An additional courtyard, outdoor kitchen and manicured gardens combine to provide space for the largest gathering while a superb island kitchen featuring granite counters, Gaggenau steam and convection ovens and 900mm gas cooktop plus Fisher&Paykel dishwasher and butler's pantry forms the heart of this fabulous living and entertaining space. Excellence continues with a laundry/mudroom, heating/cooling, 7 channel Polk Audio system, security system, workshop/shed, automatic gate to OSP for two and garage with a Tesla Fast EV charger while high grade insulation, double glazing, 9.13KW solar panel system and 5000L water tank add a welcome layer of sustainability to this outstanding home. Enviably positioned to Alphington Station, Darebin and Yarra Bend Parklands, vibrant Fairfield Village, leading schools and the Eastern Freeway, inspection will impress.