

**9 Luxmoore Street, Cheltenham, Vic 3192**



**Sold House**

Thursday, 22 February 2024

9 Luxmoore Street, Cheltenham, Vic 3192

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,900,000**

Custom designed, bespoke built and standing-alone on a high-hedged corner, this is how you want to live. Built as a family home, this leading-edge four bedroom plus home-office, 2.5 bathroom home is a showcase of high-end architectural detail and highly functional family spaces with all that's needed at ground-level (including a vast garden-access master-suite, plus formal and family zones), and all that kids (or grandkids) could want up above on a dedicated bedroom level. Appointed to entertain in all seasons with a state-of-the-art kitchen (featuring an Electrolux induction cooktop and series 6 Bosch integrated dishwasher), there's the practicality of a stone-finished butler's pantry, and the al fresco ease of a BBQ kitchen with award-winning Crossray BBQ and integrated fridge. Blurring the boundaries inside-to-out with a triple-stack of cavity slide-away doors, a seamless kitchen window-splashback and pillarless-corner windows extending the treetop view, the home is sleekly architectural with full-height doors rising up to 3 metre ceilings, a mix of recycled messmate and stone benchtops, light Oak floors, and solid block-out blinds plus airy sheers where privacy is most needed. Endlessly family functional with a genuine double ensuite (with dual-vanity and double shower) for the grand ground-floor master, the form follows function with a separate powder-room on each level, floor-to-ceiling robes (bespoke-fitted with everything from jewellery-drawer, to shoe shelves), and noise and climate-controlling double-glazing for every window. Climate controlled over multiple zones, with ceiling fans for every bedroom, the home features Smartphone-operated security systems (including alarm, video-intercom and keyless locking), and heated towel rails. There's even a ducted vacuum with kitchen kick-sweep function. Cocooned in fully-irrigated gardens with bluestone paving to entertain, lawns for kids to play, and a double auto-garage with through-access, this is a Pennydale benchmark; finished with a level of expertise made available to only a very few. In sight of the tall trees of Victoria Golf Club, even this prime corner position sets the standard - a walk to Southland, a minute to Highett Rd's hospitality and a few minutes more to Sandringham's schools, beachside shopping and station.