9 Rosella Road, Parkdale, Vic 3195 House For Sale



Type: House

Wednesday, 12 June 2024

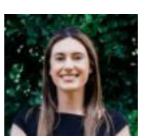
9 Rosella Road, Parkdale, Vic 3195

Bedrooms: 5 Bathrooms: 4



Lauren Chambers 0421450654

Parkings: 3



Mia Aleardi 0430323001

\$2,750,000-\$3,000,000

Architecturally designed and constructed by the esteemed "Carter Grange" group, this 7-year-old (approx.) family masterpiece is an exquisite representation of luxurious, resort-style living by the seaside - just moments from Parkdale & Mordialloc Beach and the glorious 'Bay Trail' - and showcasing stunning panoramic views of Melbourne's Port Phillip Bay. Beautifully planned and superbly executed - everything from the expansive, accommodating and flexible layout, to the premium fittings, long list of luxury inclusions, stunning interior design, the stunning in-ground pool and pool house/bungalow in a magical landscaped setting! This outstanding opportunity offers the ultimate in prestige living quality assured, no expense spared, and attention paid to every detail and a lifestyle you'll appreciate for years to come. You'll feel right at home the moment you set foot inside; displaying a sleek, contemporary fusion of practical, flowing and cleverly designed spaces that can easily bend and flex to accommodate a wide range of buyers and their varying lifestyles and changing needs over time. Premium craftsmanship and thoughtfully incorporated features, a crisp black and white colour palette and an expertly selected ensemble of designer fittings, high-end appliances, beautiful surfaces, textures and natural elements - that are as visually appealing as they are beautiful to touch, use and share. Overflowing in rich lifestyle appeal for those unwilling to compromise on space, quality, leisure or location - busy families, professionals and lifestyle seekers wanting an elite home in a dream coastal location, not too far from the city lights! The sea laps the shore at the end of the street, minutes on foot to Mordialloc and Parkdale stations and villages. Walk to Mentone's prestige Grammar Schools, St Bede's and Kilbreda, and in the prized catchment for Parkdale Secondary College & Mordialloc Beach Primary School.DETAILS:Rosella "Bay Vue"Award-winning "Carter Grange" designed & constructedLand size: 729 sqm (approx) House size: 45 sq (approx) total living under rooflineSolar heated, salt-chlorinated swimming poolPoolside cabana/pool house or bungalow with bathroom & kitchenetteFEATURES:+ 4 KING-SIZED BEDROOMS- Walk-in robes to all bedrooms- Built-in desks to Bedrooms 2 & 3- "Jack & Jill" bathroom to bedrooms 3 & 4- Master suite: large walk-in robe & fully-tiled ensuite: twin vanities, bath, shower, separate WC+ POOLSIDE BUNGALOW/5TH BEDROOM with bathroom, kitchenette & split system air-con+ OFFICE Fitted home office with built-in work stations+ 4 DESIGNER BATHROOMS (5 TOILETS): Caesarstone vanity tops & floor-to-ceiling tilesDownstairs guest bathroomUpstairs guest powder roomLarge laundry: Caesarstone benchtops, excellent built-in storage system+ LIVING ZONES:Downstairs living opening to downstairs alfresco deck & poolDedicated office/studyUpstairs: Expansive open-plan family living, dining & entertaining zone with bay viewsReverse living to maximise beach viewsHuge semi-enclosed entertaining balcony with bay views & mains gas for BBQ+ STATE-OF-THE-ART KITCHEN:900mm oven, gas cooktop & recessed range hoodButler's Pantry with dishwasher, double sink & fitted storage systemCaesarstone engineered benchtopsBoundless soft-close cabinets & drawersHuge island bench with double-sided storage+ INCLUSIONS:6-star energy rating - Eco-friendly fittings and design featuresRemote control electric blindsHardwired entertainment system to upper living & upper and lower alfresco areasDucted heating & refrigerated coolingCeiling fans throughoutVideo intercom with gate unlock buttonSecurity systemElectric gateOversized double remote garage with internal access and rear roller doorStone benchtops throughout (4 bathrooms, laundry, kitchen & butlers pantry) High ceilings & square-set cornices LED strip lighting (bungalow) Beautiful Engineered oak floorboards to upper level living & traffic zonesSolid Timber staircasePremium Carpets: bedrooms, downstairs living, studyAbundant built-in/walk-in storage throughout - fitted cabinetryLarge under staircase storageNew robot pool cleanerSolar pool heatingPLEASE NOTE: *Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.* Photo ID required at all open for inspections