

91a Aqueduct Road, Langwarrin, Vic 3910



Sold House

Friday, 1 September 2023

91a Aqueduct Road, Langwarrin, Vic 3910

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 764 m2

Type: House



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\$970,000

A unique construction designed for minimal impact over its lush native landscape, this bespoke architectural residence artfully marries suburban and rural design elements to create a distinctive structure that celebrates the best of both worlds. Its angular form almost changes shape as you change your perspective, setting the scene for an awe-inspiring haven that allows its gorgeous native surroundings to take centre stage. An atrium-style courtyard in the centre of the home organises its perfectly-zoned living and dining spaces, offering breathtaking ceilings and matching views of the adjacent reserve while enjoying the warmth of Blackbutt flooring and a Nectre wood heater. Double-glazed windows, extensive insulation, and an all-electric Bosch appliance package create a sustainable and energy-efficient environment for a 6-star energy rating, whilst simultaneously creating an ergonomically functional space for everyday living. Multiple entertaining spaces are created from the home's raised aspect, delivering a reserve-facing balcony and an open under-home terrace surrounded by local flora, drawing upon the reserve's natural beauty to encourage wildlife to drop by as you kick back with family and friends. The loft-style main bedroom headlines four bedrooms as the perfect retreat at the end of the day, featuring fitted robes and a minimalist-luxe ensuite with a rainfall shower and floor-to-ceiling tiles. A showpiece from revered local builder KLA Constructions on the edge of rural tranquillity, it perfectly balances its subdued modern niceties with serene natural beauty, blending a country feel with a position only a short drive to all the shopping, schooling and lifestyle amenities that Langwarrin has to offer. PLEASE NOTE: Photo ID will be required at all inspections