

**95 Illawarra Road, Hawthorn, Vic 3122**

**KAY & BURTON**

**House For Sale**

Tuesday, 28 May 2024

95 Illawarra Road, Hawthorn, Vic 3122

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



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## Expressions of Interest Closing 25 June at 5pm

Few properties can boast such a superior level of architect design, craftsmanship and sophistication so close to parkland as this just completed luxury residence gracing a highly prized Scotch Hill position. Contemporary family living enters an exciting new phase where expansive space, energy-efficiency and resort-style entertaining including a rooftop terrace and pool are perfectly in tune with today's demands and tomorrow's expectations only moments to elite schools and shopping precincts. Fully secure with state-of-the-art systems offering absolute peace of mind, this magnificent modern home's compelling street presence reflects a commitment to excellence that extends throughout a lavishly appointed, streamlined interior and landscaped low-maintenance entertainers' garden. Sublime style and functionality start with a wide entrance hallway on European oak flooring that reveals a versatile sitting room or study, guest's bedroom suite, powder room and a home theatre. A vast family zone for deluxe living and dining warmed by a gas log fireplace integrates a Vintec wine fridge and a breathtaking marble kitchen where top of the range Miele appliances (induction, steam, MW, fridge/freezer), Zip hydrotap and a butler's pantry (gas cooktop, second dishwasher) take care of every want and need with aplomb. Sliding doors open to an undercover entertainment terrace with a BBQ kitchen (heat-strips, fan), enclosed gym/poolhouse and a beautiful heated swimming pool. A light-filled lounge retreat complements extensive first-floor accommodation that features four exquisite ensuite bedrooms including a stunning main with a large luxe ensuite (freestanding stone bath, heated towel ladder) and a fully fitted dressing room with bespoke cabinetry. Further is the home's crowning glory where guests can relax and enjoy a spacious rooftop terrace boasting a BBQ kitchen that captures superb sweeping views including nearby parkland. Additional attributes are many and include a brilliant laundry with a drying cupboard, mudroom area, zoned ducted heating and cooling, hydronic-heated bathroom floors, double-glazing, solar electricity (5kW), marble and quartz surfaces, ample custom storage, CCTV surveillance, security alarm, video intercom, automatic gates and an internal remote-control double garage. Fastidious attention to every detail that bestows each family member with a high-end lifestyle experience defines the rare appeal of this new designer residence in one of Hawthorn's most exclusive park-side precincts. Enviably situated close to Auburn South Primary, Scotch, Bialik and St Kevin's, parklands and walking trails, Kooyong train station, trams, Camberwell Junction cafes and restaurants, Tooronga shopping centre and the airport-city-peninsula freeway.