

96 Army Road, Boronia, Vic 3155



Sold House

Wednesday, 16 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



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Contact agent

There are homes that remain in your mind long past your first inspection. This one, which has been architecturally designed to make the highest and best use of all available space, is guaranteed to be one of them. The impressively renovated home boasts an elevated position with vistas of the Dandenong Ranges, landscaped gardens, and an in-and-out driveway for ease of access. Once inside, your eyes will be captured by the high cathedral ceilings that feature throughout much of the home's expansive floorplan, which flows across a range of well-designed levels. There are a variety of formal and informal living spaces ensuring the largest of families can be catered for comfortably. These include but are not limited to, a light-filled living room with a bespoke open fireplace at the home's entry and a sizeable rumpus room on the lower level. This room, which also has an open fireplace, could have a number of flexible uses, including a teenage retreat, a home theatre, or a home office if required. The hub of day-to-day family life is undoubtedly the large kitchen-dining space where families can come together to enjoy each other's company over a meal that's been prepared in the purpose-designed kitchen. Here, quality European appliances, including a pyrolytic oven, a built-in microwave, an induction cooktop, and a stainless-steel dishwasher, meld seamlessly with custom benchtops, glass splashbacks, and an abundance of 2Pac cabinets to create a space that is as aesthetically pleasing as it is functional. The generous accommodation is completed by the home's four bedrooms and two bathrooms. These include a modern, fully tiled ensuite with underfloor heating to the master and a central bathroom that services the remainder of the home. In perfect complement to all that's found indoors are enticing outdoor spaces, curated with careful consideration. You'll appreciate the paved alfresco that's protected from the elements for year-round enjoyment, an open-air deck with built-in seating, and a well-placed space that's perfect for reflection around an open fire on a winter's night. You'll also value the beauty of lush gardens that surround these areas and the edible landscape that features fruit trees, an olive tree, a bay tree, and a box for growing herbs. As you'd expect, a home of this calibre offers a long list of extras. These include plantation shutters, hydronic heating, evaporative and refrigerated cooling, ceiling fans, a full-sized laundry with a washer and dryer, a wine cellar, two additional toilets, NBN fibre to the house ready, extensive storage options, ducted vacuuming, and a double lock-up garage with under-house storage. Then there's the location, close to a range of desirable amenities such as Boronia Train Station, local buses, Alchester Shopping Village and Boronia Mall, and various open green spaces. Those who value education will also be thrilled with the number of reputable schools within easy travelling distance. These include Yarra Valley Grammar, Tintern Grammar, The Knox School, Luther College, Billanook College, Oxley Christian College, Mount Lilydale Mercy College, and Boronia K12. Inspect this remarkable home without delay and picture the life that awaits you. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.