

**9A Lynedoch Avenue, St Kilda East, Vic 3183**



**Sold House**

Wednesday, 20 September 2023

9A Lynedoch Avenue, St Kilda East, Vic 3183

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 646 m2**

**Type: House**



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## Contact agent

Standing proudly in a prestigious St Kilda East location this grand family entertainer on a fabulous 646m<sup>2</sup>\* allotment exemplifies luxurious living. The incredibly spacious floorplan designed for lifestyle focused families includes multiple living zones, brilliant natural light, stunning green aspect & luxury at every turn. A securely enclosed, breathtaking front garden by award winning landscape designer David Bennett greets you on arrival. The interior begins with pristine Engineered Oak flooring flowing seamlessly from the entrance hallway throughout a series of elegantly spacious interconnecting formal & informal living & dining zones with custom built cabinetry & an EcoSmart Bioethanol fireplace, setting the scene for intimate family gatherings or lavish entertaining. The cleverly designed gourmet stone kitchen & butler's pantry with an oversized central island bench, a suite of high-end appliances (including integrated fridge/freezer & 2 x dishwashers) & an abundance of storage is a chef's dream. The overall flawless display of family friendly living extends out to a blissfully private rear garden sanctuary complete with expansive entertainer's deck, picturesque garden surrounds, inground trampoline & a rear gate providing convenient access to Chaddesley Avenue. The downstairs domain also includes an additional multipurpose living room with garden access, a study/work from home space with private entry & a stylish fully tiled bathroom. The impressive dimensions continue upstairs with a luxurious northerly oriented main bedroom with large walk-in robe & luxe ensuite, four additional bedrooms with built in robes & a children's retreat, all serviced by two sparkling central bathrooms. This exceptional family home also delivers ducted heating/cooling, ducted vacuuming, double auto garage, alarm, security cameras, video intercom entry, garden feature lighting, laundry with drying cupboard & laundry chute, large under stair storage, irrigation, solar panels & Tesla battery storage minimising electricity bills. This fabulously located property is close to the best the area has to offer - elite schools, public transport, parklands & vibrant shopping strips. A location that truly speaks for itself! \*Approximate Title Dimensions