

**9A Rotherwood Street, Richmond, Vic 3121**



**House For Sale**

Thursday, 1 February 2024

9A Rotherwood Street, Richmond, Vic 3121

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Elliot Gill

0411863603



James Vine

0402438271

**\$2,000,000 - \$2,200,000**

Owing its fluent form and airy ambiance to renowned designer Stephen Akehurst, this thoughtfully configured and appointed prize presents light filled ease and elegance seconds from Bridge Road. An instantly impressive plan promotes real world function and flow, with an open hallway introducing a robe lined, ground floor guest room and tasteful bathroom. Adorned with a soaker bath and skyscraper vistas, a luxe ensuite joins substantial robe storage in serving an upper master bedroom, while a spacious lower office/third bedroom looks out at verdant plant life. Enriching a fluid lower level, a brilliant light court meets a relaxing middle lounge and adjoining dining space, together catered for by a superb kitchen with first rate Miele appliances and linear pendants to feature island benches. Vivid greenery enhances a quiet entertainer's courtyard, while additional highlights include ducted heating and cooling, timber floors, ample storage, rain showers, a European laundry, gas fire to lounge, and remote controlled garage. A quick train, tram, or bicycle ride from the city centre, with popular galleries, corner cafés, thriving restaurants, historic pubs, and the MCG just steps away.