

**102 Fawkner Street, Aberfeldie, Vic 3040**



**House For Sale**

Wednesday, 19 June 2024

102 Fawkner Street, Aberfeldie, Vic 3040

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Area: 318 m2**

**Type: House**



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**\$2,600,000 - \$2,860,000**

Epitomising glamorous living in a sublime position, moments to the river, this exquisite four bedroom plus home office, five bathroom residence showcases first class features and sparkling city views. Clearly a cut above, the design is immediately distinguished by an eye-catching façade where geometric shapes harmonise with bespoke laser cut metal screening. Extending across four levels, the (approximately) 59 square residence culminates in a versatile game room, with bar, accessing a rooftop terrace starring an outdoor kitchen, covered entertaining area and exceptional city views. Further sophisticated spaces include a lounge, gourmet kitchen/dining/family and entertainer's backyard with its own impressive outdoor kitchen. A custom stone fireplace, lavish marble surfaces, abundant quality storage, integrated fridge/freezers and Miele appliances, including a coffee machine, make the kitchen/dining/family both stylish and substantial. Underneath you'll discover an extraordinary pool, spa, gym and sauna, making year-round dips under feature star lighting entirely possible. All of the four large bedrooms and the office lead directly into one of four fully tiled luxe bathrooms, plus there's a poolside washroom and two powder rooms. Endless highlights also include magnificent marble surfaces throughout, extensive vinyl wrap joinery, an elevator serving all four levels, solar power, heating, cooling, double glazing, electric curtains, plantation shutters, security features and a four car garage with turntable. A stroll to invigorating river trails, wide open parks and transport, this high end family haven is in an area beautifully served by excellent schools and close to popular shopping precincts, including Puckle Street/Moonee Ponds Central and Highpoint.

**THE KEY ELEMENTS TO THIS PROJECT THAT STAND OUT**

- 4 Car basement car park with turntable for easy access
- Underground concrete pool and spa with mechanical ventilation requirements
- Underground gym area and sauna
- Home office/guest bedroom
- Multiple living zones - pool area, roof top second floor area & rumpus on ground floor
- Rooftop enclosed bar area and kitchenette
- Larger backyard space due to putting pool underground
- 2x fire places in master bedroom, main living area (custom stone fireplace)
- In floor tiled heating
- Lift access to all four levels
- External roof top terrace with dual external BBQ zones - 1 on rooftop terrace and 1 on ground floor
- Large master bedroom with WIR's
- Double glazed windows, plantation shutters and electronic curtains inserted into ceiling pelmets
- Completely square set skirting, doors & ceilings
- GLUX Marble stone tiles & bench tops throughout
- Vinyl wrap joinery throughout (extensive joinery package on project)
- Custom external metal laser cut feature screening to facade, front fence & ceilings to terrace/alfresco
- Frameless glass balustrading throughout external areas
- Frameless shower screens
- Bulkhead air conditioning and heating
- Feature lighting and ceilings throughout "LED" and gimble star lighting to pool room
- Quality plumbing fixtures and fittings "Brushed Copper"
- Stone bath
- Inwall toilets and undermount stone basins
- Quality light switches and power points throughout
- Alarm and intercom
- Retractable in wall ducted vacuum
- Wine cellar cabinet and in wall mirrored shaving cabinets
- Laundry chute
- Custom made metal entry doors with large hardware pull handle
- Custom made internal doors with black hardware
- Hardwood stairs to basement
- Feature steel spine back stairs to first and second floor stairs
- Miele appliances
- Sirius external rangehoods
- Bar fridges throughout
- Electric solar system 6.16KW
- Black butt solid flooring to entry
- Exposed aggregate concrete

Please register your interest and intention to bid at our scheduled auction. This auction will be conducted onsite and online. You can register directly with our listing agent.