

# 13 The Grand, Maribyrnong, Vic 3032

## House For Sale

Wednesday, 3 July 2024

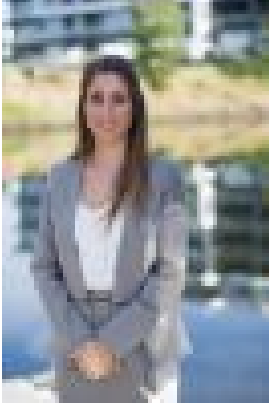
13 The Grand, Maribyrnong, Vic 3032

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



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## Expressions Of Interest \$1,700,000 - \$1,800,000

Expressions of Interest closing date 8th August 2024 at 5pm. Situated in the highly desirable Edgewater Estate, this architecturally designed family abode showcases the latest in multi-level floor design and contemporary elegance. With soaring high ceilings and stunning finishes throughout, the expansive main living and dining area transitions seamlessly to a private roof top terrace overlooking Maribyrnong and Melbourne city skyline. It's the perfect place for celebrating with family and friends! The ideal mix of luxury and tranquility, a stunning waterfall feature greets you as you enter the front door. Warmth and charm is characterised by engineered timber floors, polished concrete double garage floors, bedroom and ensuite, laundry and private lift which leads to all internal floors. A gorgeous timber staircase with floor to ceiling glass paneling reveals a swathe of high-end inclusions designed for a lifestyle of effortless luxury. The over sized master bedroom with balcony includes a walk in robe, stunning storage, sit down makeup area and dual showered ensuite. Three additional bedrooms with built in robes and a central bathroom cater to this level. An extremely comfortable double work from home space/study area leads to a second living area or private retreat for the modern-day comfort of family living! The second level will take your breath away with stunning views from your kitchen, dining and undercover balcony. The kitchen showcases exquisite Blum cabinetry throughout, stone bench tops, high-end Bosch quality appliances and a walk-in butlers pantry with sink. Sit back and relax in the main living room with an exquisite VJ paneled gas fireplace and bi-fold doors which leads to an outdoor area and immediate access to restaurants, medical centre and public transport. Other features include: - Gas fireplace for ambient winter nights - Split system heating and cooling throughout - Engineered walnut timber flooring on all levels - 3 metre high ceilings - Custom built cabinetry fitted throughout - Clipsal saturn light switches - Ducted vacuum - Polished concrete double garage - Oversized master with walk in robe, sensor lights, and dual shower ensuite - Double garage polished concrete floor - Kitchen features walk in Butlers pantry - Fully automated Blum kitchen cabinetry - Bosch Induction cooktop, 900mm appliances - Stone bench tops - WFH Study features built in desk - Council certificate of registration of a health premise. Approval to work in a health related industry from home. - Dual street access and private accessibility Situated in a peaceful cul-de-sac, it's easy to see why this Edgewater location is highly sought after. This show stopping abode has it all!