

**131 Serpells Road, Templestowe, VIC, 3106**



**House For Sale**

Sunday, 8 September 2024

131 Serpells Road, Templestowe, VIC, 3106

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**

## Rare park inspired seclusion in Templestowe's Golden Mile

A truly unique discovery at Templestowe's most prestigious address, this incredible sanctuary of peace and seclusion brings a family's dreams to fruition. A discreet hedged and fully secured driveway belies the 5 bedroom/4 bathroom home and park-like splendour that awaits.

Escape the hustle and bustle of everyday life as you retreat into this wonderland of nature. An ambient architecturally designed home welcomes engaging space for children to grow, cocooned by botanical inspired gardens. Willows and gums cast their impressionable shadow over a large pond, creating a sense of being immersed in an oil painting. Ducks, turtles and frogs add character to the wetlands, along with a sleeper bridge that guides you towards a great firepit area to relax after a set of tennis on the newly refurbished modgrass, floodlit tennis court. In summer cool off in the oversized fully tiled swimming pool or relax in the alfresco dining area, enjoying a barbeque and the melodious birdlife.

Stepping inside, the home is designed to bring multiple levels of living and entertaining with distinct zones ideal for adults, children and intergenerational arrangements. The layout comprises excellent accommodation plus a study that adjoins the master retreat. Soaked in sunshine and a direct aspect over the pool, this adults' haven further offers walk-in robe/dressing area and generous modern ensuite with dual vanity and sunken bath. A guest suite with BIRs acts as a second master with private spa ensuite. The family bathroom provides the further ease of a separate toilet.

A formal zone provides a tranquil space to enjoy guests, with an ambient open fireplace for the cooler weather. The separate sitting room displays built-in cabinetry and connects with formal dining serviced by a fitted bar for memorable dinner parties. Travelling through to kitchen/meals, elegantly appointed with granite benchtops, Miele appliances incl an induction cooktop. Overlooking a void to a brightly lit family room with wetbar and separate sauna, bathroom and jacuzzi wrapped in glass for the ultimate wind-down after work.

Affording further comfort with hardwood polished floors, gas ducted heating, reverse cycle ducted cooling, split systems, security alarm, laundry adjoining powder room, linen press, understairs storage/cellar, multi water tanks, storage room, double garage, and ample off-street parking behind remote control electric driveway gates.

Close to an excellent array of public and private education including Serpell Primary, St Charles Borromeo Primary, Templestowe Park Primary, Templestowe College, Marcellin College and bus routes to Kew education. Central to Pettys Reserve and Ruffey Lake Park's premium facilities and walking trails. A short distance to Templestowe Village and Carluccis, The Pines Shopping Centre and Westfield Doncaster. Buses are metres away, with smooth transitions to the city and airport via the freeway.

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