

167 Rattray Road, Montmorency, Vic 3094



House For Sale

Friday, 12 July 2024

167 Rattray Road, Montmorency, Vic 3094

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 2528 m2

Type: House



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Situated on a sprawling 2528m² allotment (approx.) at the end of a private road, this property is secluded with lush established gardens, offering a serene lifestyle. The grand proportions, refined interiors, and custom detailing of this builder's own home create a striking blend of design, sophistication, and resort-style luxury. Suitable for multi-generational living, the main bedroom features a bespoke floor-to-ceiling, wall-to-wall fitted wardrobe, a luxury stone-finished ensuite with dual basins, an oversized one-piece glass shower, and balcony access. The clever design extends to the remaining four bedrooms, each with walk-in robes, fitted desks, and ensuites, ensuring comfort and convenience for the whole family. The home's layout is thoughtfully designed for family harmony, with living spaces that include a rumpus/retreat with custom-made storage and a concealed workspace, complemented by a refined lounge anchored by a Heat'n'Glo gas log fire. This area can be zoned off from the expansive open-plan living and dining spaces, which feature a chef's kitchen with a broad expanse of stone, a vast island bench, premium appliances, soft-close cabinetry, a glass splashback, and a butler's pantry equipped with cooking appliances, ample storage, and space for a second fridge. Sliding doors lead to a decked alfresco area covered for year-round use, complete with a relaxing water feature in the established gardens, a gas-plumbed outdoor kitchen, a woodfire pizza oven, and woodfire heating. The lower ground floor, accessible via internal and external entry, includes a fully equipped theatre room, a deluxe bathroom, and a fitted office with multiple workstations. Vast under-house storage is complemented by garaging for four cars, a second separate two-car garage, and an enormous paved apron for additional parking. This extraordinary home is enhanced by multiple split system units, ceiling cassettes in the family living area, hydronic heating, ceiling fans, CCTV security, ducted vacuum with sweeper, intercom/door release, a fitted laundry with chute, an insinkerator and fridge plumbing in the kitchen and butler's pantry, water tanks, and an irrigation system. Perfectly positioned for convenience, it is a short walk to the center of Montmorency, the station, and the cafe, dining, shopping, and entertainment options of bustling Were Street. Additionally, it is in close proximity to LaTrobe University, RMIT University, and private schools accessible by train such as Eltham College, Marcellin, Whitefries, and Our Ladies of Mercy College Ivanhoe Grammar, as well as being near Doncaster, Balwyn, and Box Hill.