

**2 Marion Avenue, Brunswick West, Vic 3055**



**House For Sale**

Wednesday, 10 July 2024

**2 Marion Avenue, Brunswick West, Vic 3055**

**Bedrooms: 5**

**Bathrooms: 2**

**Type: House**



Paula Beavis  
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**\$2,950,000 - \$3,245,000**

Invoking an expression of sophisticated function, this spectacular five bedroom, two bathroom family home benefits from bespoke spaces, subtle period details and flawless indoor/outdoor areas. Freestanding on a coveted corner block, the double-storey property has been enhanced by award-winning Adam Kane Architects to incorporate an efficient solar passive design. With soaring ceilings and decorative open fireplaces adding to the original appeal, there is also an open plan conversion favoured for its polished concrete floors, timeless colour palette and radiant north-facing windows. Meanwhile, the large marble kitchen is enriched by V-groove panelling, Venetian plaster and Fisher & Paykel appliances including induction cooktop, dual electric/steam combination ovens and fully integrated dishwasher and fridge/freezer. Complete with deep butler's pantry, soft-close joinery, Blanco sinks and standalone gourmet island. The spacious dining/family domain features a contemporary Escea fireplace and leads to the private outdoor oasis. Outdoor areas have been designed by renowned landscape architect Nathan Burkett, creating a seamless transition ideal for alfresco entertaining, while the manicured backyard provides future possibilities for OSP via Whitby Street (STCA). Upstairs hosts a retreat and a luxurious fully tiled bathroom with luminous skylight, frameless glass shower and bath, while the master ensuite also showcases marble tiles and double rain shower heads. Spacious bedrooms (four with robes) are split between floors, and the fifth chamber offers potential for an office/study. Luxury features include custom joinery, engineered oak floors, designer lighting and tiles, Brodware tapware, concealed powder room (third toilet) and full-size laundry. Add to this reverse cycle heating/cooling, double glazing, five camera CCTV and alarm system, Ring doorbell, automatic irrigation system and rainwater tank. Boasting a prized inner-city location, you are within minutes of Melville Road's CBD tram and the lush Moonee Ponds Creek trail/parkland. Additionally, just moments to popular restaurants and cafes, excellent schools, Moonee Valley Racecourse and quick access to the city-bound freeway and university/hospital precinct.