

23 Broad Road, Fraser Rise, Vic 3336



House For Sale

Monday, 8 July 2024

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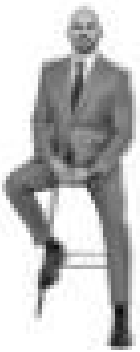
Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 427 m2

Type: House



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Contact Agent

Immerse yourself in the epitome of luxury at this residence—a meticulously designed residence by the esteemed Henley Homes. This splendid home, sprawling over 29 squares, stands as a monument of modern sophistication and bespoke craftsmanship. It is located in a premium enclave, where each dwelling is an expression of architectural uniqueness and grandeur.

Exquisite Design and Innovation:

- Advanced Home Technology:** This residence is at the forefront of modern living, featuring an integrated smart home system with Google voice-activated lighting and Smart Somfy motorized blinds. The seamless app-controlled functionalities extend to the alarm system, climate control, and security cameras, offering unparalleled convenience and security.
- Master Suite and Additional Bedrooms:** The luxurious master suite serves as a private sanctuary with a lavish walk-in robe and a super ensuite featuring double showers and an elegant double vanity.
- Complementing the master** are three additional bedrooms, two with walk-in robes and one with a stylish glass slider robe. These rooms share access to a common spa bathroom, beautifully appointed to serve as a retreat for relaxation and rejuvenation.
- Elegant Lounges:** This home boasts multiple lounge areas, each designed to facilitate comfortable gatherings and leisure. The main lounge is a highlight, exuding a warm and inviting atmosphere with an electric fire heater that adds a touch of elegance and ambiance, perfect for cozy evenings.
- Chef's Dream Kitchen:** The heart of the home is equipped with premium appliances, a striking 40mm Caesarstone waterfall benchtop, and a sophisticated butler's pantry. This kitchen is not only a focal point for culinary activity but also a beautifully curated space that enhances the entire living experience.
- Entertainment Excellence:** The property boasts a state-of-the-art theatre room with acoustically optimized smart blinds for the ultimate in-home cinema experience. The elegantly designed backyard is an entertainer's paradise, featuring a covered alfresco, a heated, app-controlled swimming pool with jets, and meticulous landscaping perfect for hosting and relaxation.
- Comprehensive Utility Features:** A full-size laundry room is outfitted with extensive cabinetry, providing ample storage and organisational space, ensuring that practicality accompanies the luxurious aesthetic throughout the home.

Premier Location: 23 Broad Road enjoys a prestigious position, reflective of its superior design and the distinguished character of the neighbourhood. The residence's proximity to top-tier schools, expansive shopping centres like Watergardens, and comprehensive childcare facilities underscore its appeal as one of the most desirable addresses in the area.

Investment Potential: This property represents a rare opportunity in Fraser Rise, a suburb on the cusp of significant growth and revitalization. The area's ongoing development projects, including new educational institutions and commercial hubs, forecast a surge in demand, making this an astute investment for potential capital appreciation.

Expected Rental Return- \$600 to \$650 per week

For more information or to schedule a viewing, please contact Sahil Kakar at Empyrean Realty. Embrace the chance to own or invest in a home where luxury is in every detail and innovation in every corner. This home is more than a residence—it's a statement of elite living and future-ready investment.

Due Diligence Checklist for Residential Property Buyers:
<http://www.consumer.vic.gov.au/duediligencechecklist>

NOTICE: While the vendor, agent, and agency have diligently strived to ensure the accuracy and truthfulness of the provided information, they assume no liability and hereby disavow any responsibility for errors, inaccuracies, or misrepresentations present within. Prospective buyers are advised to conduct their own investigations to authenticate the information presented herein.