

**30 Lambeth Avenue, Armadale, VIC, 3143**

**House For Sale**

Wednesday, 14 August 2024



30 Lambeth Avenue, Armadale, VIC, 3143

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



Lachie Fraser-Smith  
0418399182



Will Bennison  
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## Visionary architectural masterpiece

Expressions of Interest Closing on Tuesday 10th September at 3pm

Beyond the historic fully restored c1902 façade lies a residence that redefines luxury and leisure through remarkable gallery-inspired spaces meticulously designed by B.E Architecture. Spanning three lift-connected levels, the interiors feature exquisite tessellated tiling and original leadlight, seamlessly merging period beauty with sophisticated design. Private outdoor areas are unified by sleek brushed limestone floors and a continuous concrete hearth that extends through the open-plan living areas, complemented by a state-of-the-art kitchen with integrated Miele appliances, wall-to-wall American oak joinery and fully-equipped butler's pantry. Entertainment options flourish on the lower floor, in basement featuring home theatre, a wine cellar and wellness room with an infrared sauna and ice bath and gym or Pilates studio. The main bedroom, graced with a bay window, boasts a lavish travertine ensuite and an LED-lit dressing room, while the formal sitting room showcases a custom fireplace accompanied by an arched doorway. The upper floor offers three spacious bedrooms, including a second suite, a living room with a balcony, whilst comprehensive features include garage parking for four vehicles, advanced security systems, hydronic heating, underfloor heating in key areas, and dual home offices, one with city views. Low maintenance gardens, fully irrigated.

Security, Solidity, Calm and Quiet. Everything you require for single level living with the offering upstairs and down.

Delivering an unparalleled lifestyle, this extraordinary home is mere steps to High Street and Glenferrie Road's retail and dining precincts and minutes to Malvern Central, trams, leading private schools and Armadale Station.