

**90 Great Valley Rd, Glen Iris, VIC, 3146**

**HEAVYSIDE**

**House For Sale**

Friday, 16 August 2024

90 Great Valley Rd, Glen Iris, VIC, 3146

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tim Heavyside  
0394703390

## Architectural masterpiece offering the ultimate family package

Watch the auction live here: <https://heavyside.co/live-auction/>

### THE PROPERTY

Nestled in a leafy cul-de-sac, this stunning three-bedroom plus study residence offers a dream lifestyle for growing families. Architecturally designed by Brendan O'Toole and built by the renowned Martin Anthony Lacey, this bespoke home features double-glazed, thermal-insulated picture windows that capture serene leafy views. Expansive open-plan living spaces include a tranquil sunroom, central living and dining areas, and a spacious family room with a luxe ethanol burner fireplace. Entertaining is effortless in the covered outdoor terrace and deck, overlooking meticulously landscaped gardens with timber paths, bamboo hedging, and water features. The premium kitchen boasts a stone waterfall island bench, Bosch induction cooktop, Fisher & Paykel oven, integrated Electrolux dishwasher, and a skylit walk-in pantry/laundry. High ceilings and stylish bamboo flooring enhance the luxurious appeal. The private main bedroom offers a large walk-in robe and lavish ensuite, while two further robed bedrooms share an elegant family bathroom. Additional features include hydronic heating, split systems, evaporative cooling, solar panels, custom-made sheds, attic storage, and secure gated access for off-street parking.

### THE FEATURES

- Architecturally designed three-bedroom, two-bathroom home
- Double-glazed thermal insulated windows framing leafy views
- Secluded main bedroom with walk-in robe & luxurious ensuite
- Two further robed bedrooms share the elegant main bathroom
- Stunning outdoor terrace and deck overlooking landscaped gardens
- Separate study overlooking landscaped garden
- Hydronic heating, evaporative cooling & split systems
- Secure gated access for four off-street parking spaces
- Solar panels, two hot water systems, alarm system, custom sheds & attic storage

### THE LOCATION

Exceptionally located in a highly sought-after pocket, with private access to the Ferndale Trail, a short stroll to Toorak Road shops, cafés, and trams, and walking distance to Glen Iris and Gardiner train stations. Enjoy easy access to the Monash Freeway and Chadstone, with close proximity to top public and private schools, including Camberwell South Primary, Glen Iris Primary, Korowa, Sacré Cœur, and Auburn High, with Wesley and St. Kevin's accessible via train.

THE TERMS: 30|45|60