

**SOLD**

## SOPHISTICATED LUXURY- PROUD TO CALL IT HOME

This elegant, contemporary double-storey house was built to the highest quality standards with an excellent floor plan ideal for luxury lifestyle and entertaining. The property is located in the most tranquil, beautiful area in Melbourne West, the exclusive Edgewater, Maribyrnong.

With an impressive wide entrance, the grand staircase leads to an upstairs living area with four big bedrooms, including a primary main bedroom with a walk-in wardrobe and a massive shower, bath and double vanity. Three other bedrooms also have walk-in wardrobes and a central bathroom with a separate toilet. A retreat/ family room and a balcony complete the upper level.

A formal lounge/theatre room adds to the house's luxury with the possibility of being converted into a fifth bedroom downstairs. Plus, a perfect-sized sixth bedroom/large study/office from home is an excellent idea for older people's convenience.

Furthermore, a vast, bright, open-plan kitchen featuring stone surfaces and top-quality stainless-steel appliances is the central point, joining indoor dining/living with an undercover decking area for maximising lifestyle and entertaining family and friends. A powder room, laundry and a double lock-up garage boast this home's long list of features.

From an endless list of exclusive features, including ducted zoned heating, cooling, polished timber floors, video intercom, air conditioning, and beautifully landscaped front and back yards, make your lifestyle wholly relaxing and enjoyable in the surrounding high-class neighbourhood.

This luxury home is close to everything you could need: public transport, Highpoint Shopping Centre, Maribyrnong river walking trails, parks, multi-couture cafes & restaurants, good schools, Victoria Uni, new Footscray hospital and the new train depot of 100 modern, new generation trams...are all at your fingertips.

Do not hesitate to contact Dannie Tran at 0413 778 119 for more information and further discussion on this rare opportunity to own this luxurious, affordable property less than 10km from Central Melbourne.

**5 BED | 3 BATH | 2 CAR**

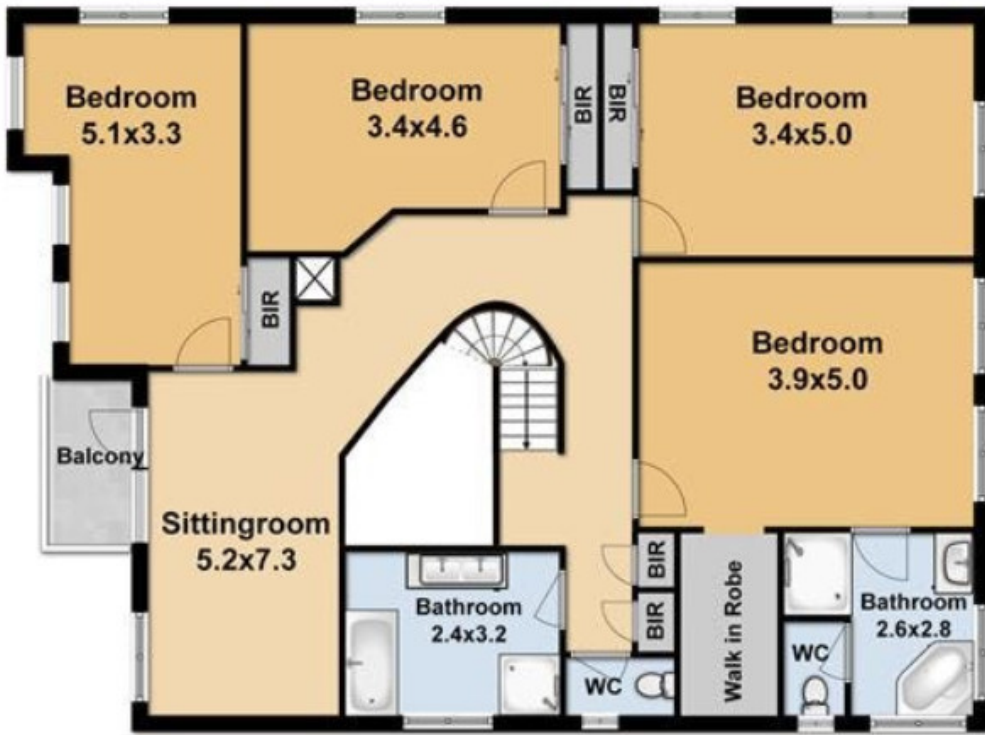
**PRICE:**  
**\$1,555,000**

**OPEN FOR INSPECTION:**  
**N/A**

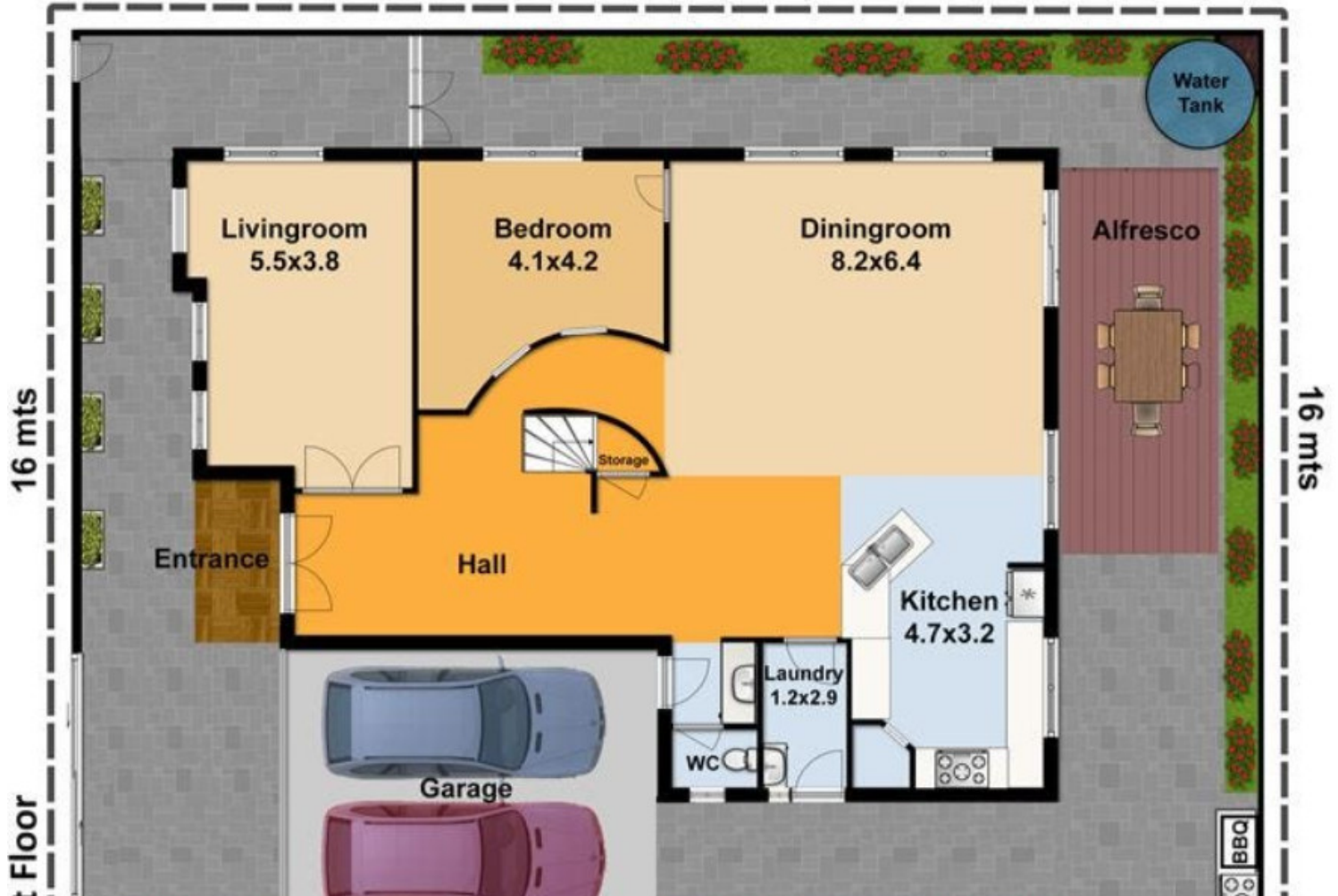


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Second Floor



24 mts



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

24 mts

Building Area: 43.5 Squares (approximately)

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Land Area: 384 Sqm<sup>2</sup> (approximately)

