





## Sensational Family Lifestyle Appeal

Situated in a prestigious pocket moments from both Toorak Village and Hawksburn Village, this impressive four bedroom residence cultivates a sense of grandeur with soaring high ceilings and palatial proportions. Expansive windows maximise light and promote a seamless connection between the elegant interiors and landscaped gardens. Arranged across two levels, the floorplan presents wide scope for large and small scale entertaining. Featuring an attractive formal living and dining room, relaxed open plan family living room, gourmet kitchen fitted with Smeg appliances and a refined study which could serve as an exceptional home office. The first floor encompasses a main ensuite bedroom complete with walk in robe, three superb bedrooms, family bathroom and north facing balcony. Sophisticated appointments include marble floors, parquetry floors and an open fireplace as well as sundrenched outdoor alfresco dining spaces. Additional advantages include marble powder room, extensive laundry, double lock up garage and driveway parking. Land size: 740sqm approx.

## 4 🚍 2 🗂 4 🚍

Auction Saturday 8th September at 1.30pm

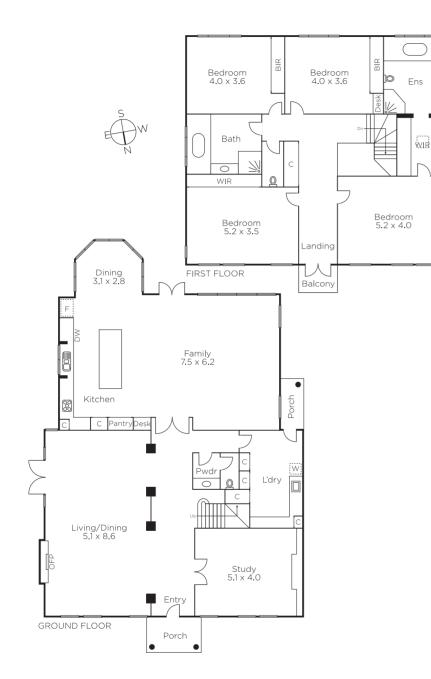
Richard Mackinnon 0414 822 579 Fraser Cahill 0400 592 572

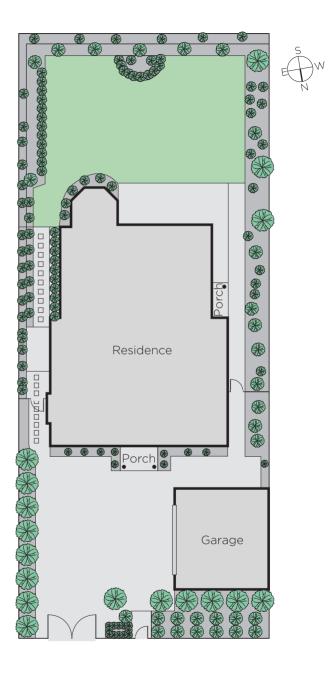
James Redfern 0412 360 667





1111 High Street, Armadale





Disclaimer: Information provided is believed to be accurate as at the date of printing, no responsibility is taken for any errors or omissions. It is your responsibility to obtain independent, professional advice. Personal information collected from you is for security purposes and to contact you should the property sell prior to auction. We may use this information to provide you with other real estate services including referrals to authorised financial services' providers. Visit our website at www.marshallwhite.com.au for our privacy policy.

