

**13A Fulham Road, Alphington, VIC, 3078**

**House For Sale**

Wednesday, 20 November 2024

**JellisCraig**

13A Fulham Road, Alphington, VIC, 3078

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Sleek, spacious and set amidst lush parkland**

Embodying both style and function, this ultra-contemporary three bedroom with option of fourth, two bathroom townhouse showcases superior finishes, an expansive yet flexible footprint; and a coveted address just minutes to the lush surrounds of the Yarra River. Boasting exclusive street frontage, this side by side double-storey property is complemented by gorgeous timber floors and gleaming stone surfaces that work together to create a bespoke aesthetic. The bright family/dining domain stars a gas fire heater, while the sparkling kitchen is well-appointed in quality AEG appliances including integrated dishwasher. A generous waterfall island, soft-close cabinetry and walk in pantry complete the package. Outside, the wrap-around entertainer's deck creates a relaxed space for intimate gatherings and lively summertime soirées. It overlooks a manicured and peaceful backyard framed by lush green hedging. Upstairs hosts a versatile retreat/second living area that can be transformed into a fourth bedroom if preferred. In addition to this, working from home is made effortless with two dedicated studies split between floors (one of which provides an inbuilt desk). Further highlights comprise a chic bathroom, ensuite and powder room, plus abundant storage such as generous robes. Featuring multiple split systems, solar power with battery, intercom, full-size laundry and carport/driveway parking, gas BBQ plumbing connection on deck, garden irrigation (front and back), water tank and alarm system. Positioned in a desired treelined pocket, it's just moments to convenient lifestyle attractions. With Alphington Grammar/Station/Farmers Market, Fairfield Village, serene parkland trails, developing Yarra Bend precinct and the Eastern Freeway all nearby.