

**14 Purrumbete Avenue, Manifold Heights, Vic 3218**

**buxton**

**House For Sale**

Friday, 17 January 2025

14 Purrumbete Avenue, Manifold Heights, Vic 3218

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 995 m2**

**Type: House**



Ben Riddle



Amy Rush

**\$2,195,000 - \$2,295,000**

Elegant Luxury in Prestigious Pocket Positioned in one of Manifold Heights most prestigious streets, this extraordinary residence blends grand 1930's architecture with sophisticated contemporary updates to offer outstanding family living and impressive entertaining. Occupying an expansive 996m<sup>2</sup> (approx.) allotment with rear access, featuring a selection of generous spaces indoors and out, this home is immaculately presented and designed to be enjoyed. Set in a picturesque tree-lined avenue, a short stroll from Minerva Road and Shannon Avenue shopping, cafes, restaurants and amenities, surrounded by excellent schools, and within minutes of the Ring Road, Waterfront and CBD, this address offers tranquil family friendly living with fantastic central convenience. Manicured gardens and an elegant façade with wrap-around verandah introduce the timeless appeal of the property. Stepping inside, a central hallway takes your eye through the length of the home showcasing beautiful oak flooring, light-filled interiors and a classic neutral colour palette. From the entry, the first of three living areas features an original stone mantel and fireplace, with double doors extending into a large formal dining room, creating an ambient zone for sophisticated entertaining. The rear of the home transitions to a spacious open plan kitchen, dining and living area with elevated ceilings, gas log fire, and glass stacker doors creating an effortless connection to the outdoors. Entertainers will delight in the high-end kitchen featuring a large island bench, stone benchtops, magnificent Lacanche freestanding oven and cooktop, commercial rangehood, double butler's sink, dishwasher, and walk-in pantry. Perfectly positioned to overlook the casual dining and rear patio, the design of the home allows for easy everyday living and outdoor entertaining. Upstairs, a mezzanine living room provides an alternative space to retreat, connecting to a private balcony offering incredible views across Geelong to the bay, You Yangs and Melbourne skyline. The upstairs main bedroom is luxurious in size, featuring dual walk-in robes, and a spacious ensuite with bath, frameless glass shower and modern vanity. Two additional bedrooms on this level are serviced by a bright second bathroom with skylight. The ground floor accommodates two further bedrooms, one with window seat and a tranquil garden outlook, and a generous 5th bedroom with built-in robes. A ground floor bathroom and separate powder room ensures optimum functionality for family living. Additional features include a study, large laundry with walk-in linen storage, reverse cycle ducted heating and cooling on both levels, double-glazed windows, solar panels for energy efficiency, and security system. Outside, the rear patio offers a private space to relax in the sun, or wine and dine, overlooking the lush grounds of the property. Established trees and landscaped gardens provide an enchanting space for the kids to play with an in-ground trampoline and professionally installed basketball court for hours of outdoor fun. The large undercover alfresco is equipped with a Billy Smoker wood oven, perfect for hosting family and friends on a summer's night. A long driveway, double garage, workshop and woodshed further contribute to outstanding facilities of the property. Showcasing a level of quality, style and elegance rarely seen, this incredible residence is one of a kind. Here is your window of opportunity secure a coveted Purrrumbete Avenue address, don't let it pass you by.