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📍 23C Ferndale Road GLEN IRIS VIC





Parkside luxury!

****INSPECTIONS BY APPOINTMENT ONLY. ADVERTISED INSPECTION TIMES ARE FOR REGISTERED BUYERS ONLY. NO ENTRY PERMITTED WITHOUT PRIOR APPOINTMENT****

Overlooking the verdant tranquillity of Ferndale Park, this all-new 3 bedroom, 3.5 bathroom entertainer is graced with an irresistible sense of luxury, detail and finish that leaves all others in its wake. Thoughtfully planned by award-winning architectural practice Jackson Clements Burrows, this is peerless parkside living, simply breathtaking in stature and scale. The first to view this sunlit sensation will fall in love!

The heart of the home is a wide-reaching open-plan living and dining area, the perfect spot to relax, indulge and entertain. Bathed in northern light under towering ceilings, a high-end kitchen offers exquisite granite finishes, the full suite of high-quality Miele appliances, and a waterfall-edged island bench for effortless preparation and presentation. This chef-friendly space is further enhanced by a butler's pantry, an integrated and concealed Fisher and Paykel fridge, and a built-in breakfast nook perfectly positioned in a commanding corner position to enjoy the lush greenery below.

Enjoy a seamless link to a north-facing timber deck optimised for privacy and capturing natural light with ease. Make every social event an occasion in this welcoming outdoor space, framed by a low-maintenance garden and the additional appeal of direct access to the adjoining parkland and fitness track.

Always free-flowing, venture upstairs to all 3 bedrooms with the palatial master suite offering sensor-lit, walk-in robes and a fully tiled, twin-vanity ensuite with a decadent freestanding bath. The remaining pair of extensively robed bedrooms are generous in size, each serviced by luxe ensuites showcasing granite detailing, mirrored cabinetry, and fully tiled walk-in showers with rain-shower fittings. Still on the first floor, take advantage of a relaxed and radiant retreat, a work-ready study area with a built-in timber desk, and a roomy balcony boasting a parkland panorama behind a privacy-boosting bi-fold timber screen.

The list of special features is extensive including a laundry nook with an upstairs chute, an opulent ground-floor powder room with a granite-topped vanity, central heating and refrigerated cooling throughout, and a remote-controlled double garage with storage capability and internal access.

- 3 large bedrooms with walk-in robes and stunning ensuites
- Character-rich oak joinery and exposed brickwork
- Jetmaster open fireplace in living space
- Substantial storage solutions throughout
- European oak floorboards
- 100 per cent wool carpets
- Recessed LED down-lighting with dimming and sensor capabilities
- Double alazinga throughout

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- Secure video intercom entry and Bosch alarm system
- NBN ready

The dream location simply speaks for itself. Enjoy easy access to leading schools, transport choice, Leo's supermarket shopping, and gourmet treats from Glen Iris Pantry with a city-bound bike trail at your back door. This brand-new opportunity demands an inspection!

For more information, please contact Shawn White today.



Shawn White

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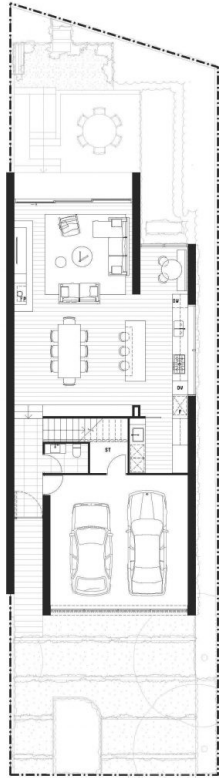
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GROUND FLOOR



FIRST FLOOR



Internal	237m ²
Garage	42m ²
External	168m ²
Land	306m ²

This floor plan is intended as a guide only. Layout dimension are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.