



36 Amlyn Court, Kinglake West

Integrity



Modern Masterpiece Set On Manicured 2.7 Acres

- 4 bedrooms | 2 bathrooms | 27 squares living
- 10x16m powered shed with self contained dwelling
- 2.7 acres | Fully fenced | House 2 years old

An owner built architectural masterpiece only 2 years old. A showstopper from it's street appeal, the matte black facade and full height windows signal immediately that something unique has been designed. At dusk, with the interior lit and the established gums framing the skyline behind it, the home is a picture that is difficult to walk away from without being awestruck. Step inside and the architecture delivers on everything the exterior promises.

The Dwelling

The living room sets the tone for the whole home. A soaring ceiling rises to 11 metres above polished concrete floors, with floor to ceiling double glazed steel framed windows drawing the

4 3 6 10,181m²

Price \$1,400,000 - \$1,490,000

Property Type Residential

Property ID 833

Land Area 10,181 m²

Agent Details

William Verhagen - 0437 371 969

Joel Taylor - 0457 920 684

Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia
0407 531 226

manicured lawn and tree line directly into the room. A full height stacked stone fireplace anchors one wall while clerestory windows flood the upper void with natural light. It is a genuinely extraordinary space for a regional property.

At 2.7 metres throughout the balance of the home, the ceiling height remains generous. Modern square set cornice, all solid doors, upgraded Clipsal switches, Viridian argon filled double glazed aluminium windows and doors with block-out blinds to every room, the finish is precise and consistent. Allergen free woollen carpet runs through the bedrooms while polished concrete at two grinds and two top passes carries through the living zones.

The kitchen is built around an Ilve 5 burner induction cooktop and matching 900mm Ilve self cleaning built in oven. Aoraki Lago stone tops sit above soft closing cabinetry with a ceramic farmhouse double sink and a one metre French door fridge cavity. A laundry mud room adjoins with the same stone benchtop specification, practical and consistent right through.

The master suite includes a walk in robe and en suite with double basin custom messmate recycled timber vanity, floor to ceiling tiles, ducted vent and a wall to wall rainfall shower. The main bathroom pairs a 1200x900mm open shower with a freestanding bath, a single basin recycled messmate custom vanity and a light up demister makeup mirror. Every bedroom has built in robes. A four door sliding linen press anchors the hallway. The home is complete with an 11kw Daikin refrigerated ducted system across three zones handles year round comfort.

The Shed

The 10x16m powered shed is built to a specification well above what most buyers encounter. A 125mm single RIO FL92 reinforced concrete slab with extra piers every two metres, Kingspan blanket lined roof, four metres to the eave and approximately seven metres to the pitch on a Widespan kit frame. The remote controlled roller door is 3.3 metres clearance at 5 metres wide, ready for the serious gear.

Inside the shed a fully studio area is fit out with bedroom space,

kitchenette and bathroom facility and mezzanine. It wood heating and split system for comfort whether entertaining or working in the shed.

The Grounds

The concrete aggregate finishes, established lawn and garden beds give the arrival sequence a considered, resort feel that photographs as well as it presents in person. Beyond the house yard, 2.7 fully fenced acres includes a fenced dog run, small fenced paddock, chicken coop and approximately 8 established vegetable garden patches. A sustainable worm farm septic system, and 65,000L of replenished rainwater tank storage complete the infrastructure.

The recycled asphalt driveway loops cleanly to both the shed and the exposed aggregate concrete carport and pathways. RealCrete reinforced concrete sleeper retaining walls in a timber look finish tie the landscaping together giving you the ultimate modern new build you won't find anywhere else.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.