

A NEW WAY OF LIVING

\ 3 BELMONT AVENUE, KEW, 3101

Classic and contemporary come together in perfect harmony at this new house in Kew, designed by award-winning architects DCA Design.

The 42-square house also showcases a new way of suburban living.

This property and the one next to it demonstrate the smart use of a large block of land, one that once held a single house on a sprawling block. Despite its smaller piece of land, this new property wants for nothing.

Accommodation is generous with four bedrooms and three en-suite bathrooms. The position is flawless – walking distance to shops and several of Melbourne's best schools. The finishes are top class. All that is missing is the maintenance that usually comes with houses on large blocks of land and big gardens. That said, the gardens, designed by Ben Scott, look set to flourish as the years go by.

A heavy oak and wrought-iron front door sets the tone for what is inside.

That starts with the solid European oak herringbone parquetry floor in the entrance hall that is beneath a six-metre high void with skylights and pendant light.

Breaking with the popular trend to have a guest room downstairs near the front of the house, here the main bedroom occupies this premium place. It is utterly luxurious with pure-wood carpet underfoot and an enormous fully fitted wardrobe. The lavish en suite includes limestone-tiled floors and walls, Carrara marble vanity, taps, basins and fittings by RogerSteller and a designer cast-iron freestanding bath.

The en suite looks out to a private courtyard, making this a room with a view.

Back in the hall, just the staircase with its oak treads and painted risers, the large powder room has its own marble plinth and subfoot feature lighting.

The sitting room is cosy and compact, reflecting today's more relaxed lifestyle, but it still has an open fireplace.

However, instead of the traditional wood, it is fuelled by gas. French doors on either side of the fireplace open to the courtyard along the side of the house.

The informal living/indoor and kitchen hub occupies the rear half of the ground floor and, as expected, it is luxury all the way. The kitchen, along one wall, uses classic Carrara marble throughout with two Miele ovens, Miele cooktop and dishwasher and top-of-the-range Quasar rangehood.

A skylight above the island bench lets natural light into this part of the kitchen.

Just off the kitchen, the butler's pantry contains a hidden fridge, more bench space and storage.

The laundry, similarly luxurious with oak herringbone parquetry floor and stone benches, is off the butler's pantry.

The rest of the informal living zone is close enough to the kitchen so that the cook can feel part of the conversation. The entertainment can continue outdoors on the large covered area. This bluestone-paved space continues to the small, private lawn and garden.

Up on the first floor, a carpeted retreat leads to the front bedroom, where two sets of french doors open to a full-width balcony. An en suite, with limestone tiles and Carrara marble vanity, continues the relaxed but luxurious theme found in the downstairs en suite.

Two more bedrooms at the back of the first floor share an en suite with dual-vanity, bath, and frameless glass shower.

A newly built house such as this provides the opportunity to incorporate all the latest features that are designed to make life that little bit easier. And they are all here – a dedicated wire outlet, television points in all bedrooms, two concealed water tanks, an automated watering system, a vast basement garage with internal access, integrated sensor lighting, full intercom and video system, and electronically operated remote-controlled gates.

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OFI SIZE AND SCALE

More than 20 groups made up of families, couples and singles fanned out for Saturday's inspection in some glorious spring weather. Agent Rob Fletcher said that the size and scale of the property's interiors came as a surprise to many. Zoned accommodation and flawless finishes also won the property lots of admirers.



Lillian Liu



Steve Ficatos



Geoff Bebbington



Chris Stefanos



Peter Fintling



Nick Fletcher & Rob Fletcher
- Agents

PHOTOS: BAYLI



FINAL WORD

"THIS STUNNING RESIDENCE OFFERS THE ULTIMATE IN LUXURY FAMILY LIVING AND ENTERTAINING, SUPERBLY LOCATED ONLY MINUTES' WALK TO KEW'S FINEST SCHOOLS, SHOPS AND RESTAURANTS." ROB FLETCHER - AGENT



Agent's Fletchers, 9090 8390 Price's About \$2.5 million Expressions of Interest Closing October 16

Fast facts • New house with luxurious finishes, powder room, marble-finished kitchen with full complement of Miele appliances, three limestone-and-marble en suites, walk-in dressing room/wardrobe, oak herringbone parquetry floor, upstairs sitting room, store rooms and cellar, alarm, ducted heating/cooling/vacuum, RogerSteller tapware, french doors, remote-controlled electronic gates, basement car park with internal access, security system, walking distance to leading schools, transport and shops.

KEW 1.6 kms from the city