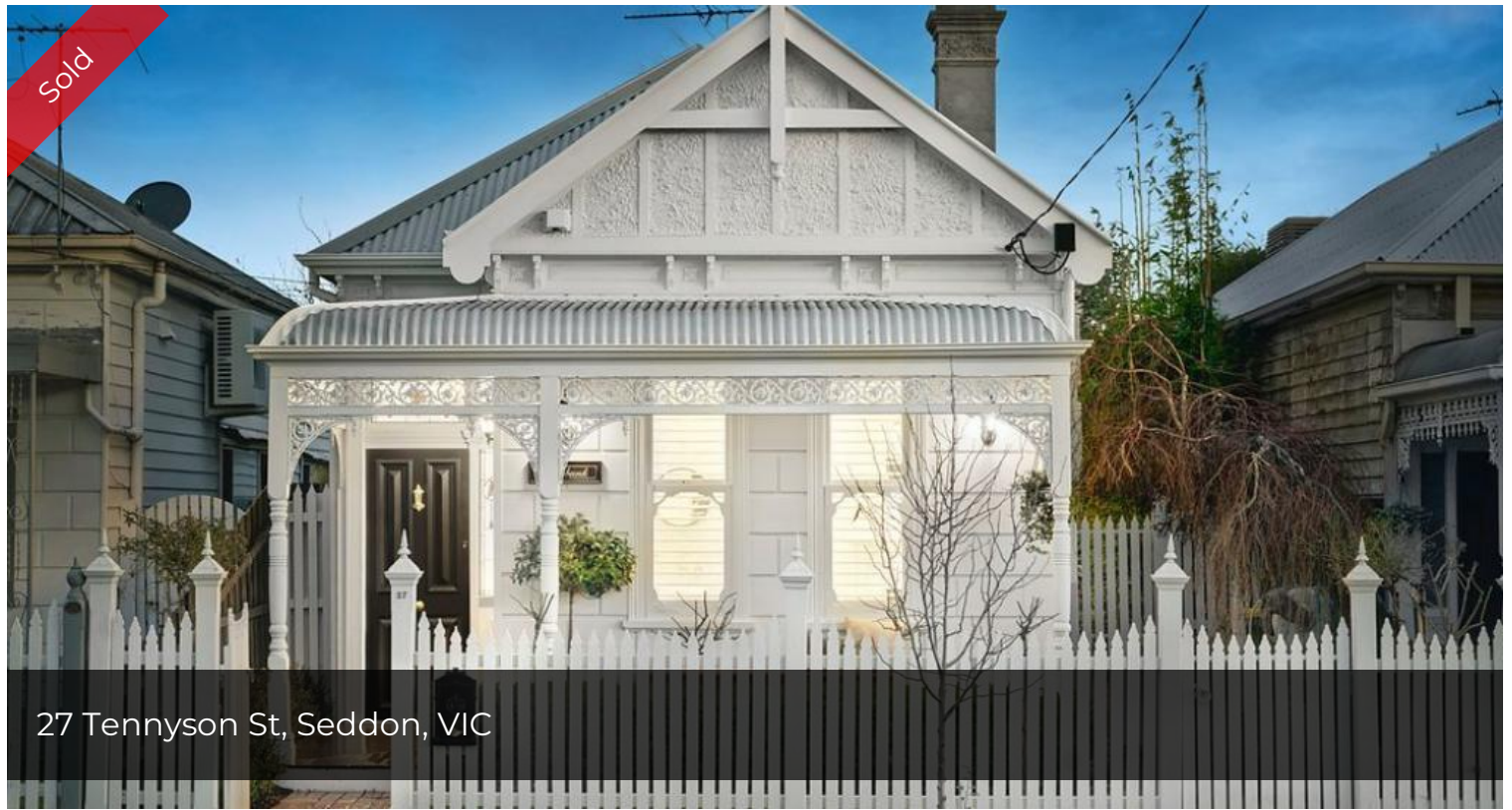


Sold



27 Tennyson St, Seddon, VIC



## Rosebank' - An Indoor-Outdoor Masterpiece

An exquisite North-facing Edwardian Cottage C.1901 of exceptional and uncompromised bespoke detailing that achieves a minimalist and luxurious masterpiece; the labour of LE CASA Design ([www.lecasa.com.au](http://www.lecasa.com.au)) in collaboration with an architect's exacting vision! Gracing one of Seddon's most prestigious and tightly held streets of period architectural consistency, is this pristine single level three-bedroom home of distinction. Freestanding on a wider-than-average street frontage, the crisp white block-fronted and intricate lace trimmed façade is in perfect harmony with a picturesque rose garden, white picket fence, red brick paved paths, return bullnose veranda and black front door with stunning leadlight surrounds. You are immediately wowed into a breath-taking long hallway of 11-foot ceilings throughout, 260mm wide American Oak floorboards, extra-height bedroom doors, impressive skirting/architraves, exceptional plaster ceiling roses, cornicing and magnificent triple arches.

The master bedroom is entirely private and serene overlooking the landscaped front garden and encompassing an original

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Price SOLD for \$1,387,500  
Property ID 100056

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fireplace, floor-to-ceiling BIR's, a chic ensuite with integrated floor heating, chic open shower, rooftop opening skylight, bespoke wall mounted vanity with Carrara marble benchtop and a Herringbone Carrara marble feature wall. The second bedroom showcases a New York marble topped study nook and a pull-down roof ladder for further storage. The spacious third bedroom offers flexibility as a retreat featuring extra-height glass French doors opening to a spectacular private garden outlook of lush green dappled light while a picture-framed flat screen TV is cleverly hidden above an original fireplace. All bedrooms are exclusively detailed with lush wool carpets, designer lightings, plantation shutters, custom-made American Oak bedside units and floor-to-ceiling BIR's with the master and third fitted with pull-down clothes racks. A luxurious central bathroom incorporates a free-standing bath tub, open double showers, bespoke wall mounted vanity with Carrara marble benchtop, a fan-shaped Carrara marble feature wall as well as integrated floor heating.

The open-plan entertaining lounge immediately creates a space of tranquillity with its commercial grade bi-folds opening seamlessly to a stunning undercover deck and resort-grade courtyard that bathes the room in natural light. The stunning kitchen has been masterfully concealed where the New York marble splash back and waterfall island bench are the main features, with a generous breakfast bar. Designed with considerable thought, the matt white floor-to-ceiling 2-pac cabinetry disappears into the wall with a well disguised European laundry, pantry, integrated Fisher & Paykel fridge, integrated Bosch dishwasher and twin Bosch ovens with a 900mm Bosch induction cooktop. The exquisite landscaped garden is a jaw-dropping extension of the open plan living room with its private and picturesque outlook of a fully irrigated vertical garden and hedge of Magnolias.

A single off-street carpark can be achieved via the rear laneway accessed by a sliding gate behind the relocatable potted Magnolias. Further conveniences include 2-pac cabinetry throughout, floating TV and wall units featuring New York marble, Samsung wall-mounted TV & sound system, Daikin refrigerated reverse cycle ducted heating/cooling, Bosch security system, designer light fittings, USB powerpoints, plenty of storage space, garden shed, hidden clothes line and bicycle rack.

'Rosebank' sets a new benchmark in designer styling and chic, modern lifestyle inclusions, a reward of perfection for downsizers

and corporate families. Within walking distance to Seddon and Yarraville train stations & villages boasting numerous cafes and restaurants, Yarraville's Sun Theatre, one of Seddon's very few green parks located at the end of the street, Victoria University, schools, medical facilities, Westgate freeway access and being only 6km's from Melbourne CBD!

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