

SOLD

9 Kerferd St, Hampton



## French-Inspired Family Excellence and Sophistication

Overflowing with distinction, grandeur and French-inspired elegance, this award winning Atkinson and Pontifex built 4 bedroom family home effortlessly flows over 2 lavish levels of stylish sophistication. Defined by clean, contemporary lines in a prized Hampton pocket, every delightful detail and lavish luxury has been thoughtfully crafted without compromise.

The impact is immediate upon timber and wrought iron entry with a clear sense of space, depth and occasion. Under towering ceilings and the natural warmth of oak underfoot, discover a home office fit for a workforce, a formal lounge with gas open fireplace, and a refined dining room, perfect for large-scale entertaining through to smaller more informal gatherings.

Enjoy a free-flowing and formidable open-plan living and dining area adjoining a flawless kitchen with an imposing island bench. A triumph of high-end scale and convenience, this pristine space will inspire the most reluctant of home chefs with a full suite of integrated Miele appliances and a huge butler's pantry at your disposal. Additionally, the impressive application of Arabescato marble throughout the home is a standout feature.

4 2 6

Price	SOLD
Property Type	Residential
Property ID	1076

### Agent Details

Nick Johnstone - 0414 276 871

### Office Details

Nick Johnstone Pty Ltd  
248 Esplanade Brighton VIC  
3186 Australia  
9553 8300



The generous use of glass emphasises the breadth of space, blurring the boundaries between indoors and out. Be instantly drawn to an expansive, sheltered alfresco attracting northern sun, ideal for relaxed living, dining and entertaining. Placed alongside a low-maintenance garden and yard, this exceptionally private area will be used on a daily basis with the added attraction of an enticing swimming pool, just in time for summer!

Head upstairs via a central, light-filled staircase to discover a quartet of large bedrooms. The main bedroom comes complete with a commanding terrace, substantial walk-in robes and a stunning ensuite boasting a sumptuous bathtub. Two of the bedrooms offer access to a private retreat and balcony, serviced by a luxurious family bathroom.

Offering peerless and prestigious Bayside living, a lower level features a Gold Class-style home cinema, a convenient storeroom, and a cavernous garage with scope to house up to half a dozen cars. Additional features include remote-controlled, auto-gated entry to the basement garage, extensive heating/cooling, a pair of powder rooms on the ground level, secure intercom entry, and two front terraces with handy French-door access.

Just a short walk to Thomas Street Grocery, Hampton Street shopping, quality schools, Hampton train station and your own local beach, take the chance to explore endless possibilities with this prized address. A striking celebration of leading-edge design and construction, indulge yourself today!

\* 4 large bedrooms with WIR/BIR, main featuring large WIR, sun-swept terrace and stunning ensuite with decadent bath, twin vanity and concealed, walk-in shower

\* Wide-reaching open-plan living and dining

\* Formal lounge with gas open fireplace

\* Formal dining

\* Substantial home office with integrated cabinetry and shelving

\* High-end, Arabescato marble kitchen featuring top-of-the-range, integrated Miele appliances

\* Convenient and roomy butler's pantry

\* Air-conditioned Gold Class-style home theatre

\* Fully tiled family bathroom with twin vanity, bath and walk-in shower

\* Upstairs children's retreat with access to balcony

\* Luxurious ground-floor powder room

- \* Laundry with integrated shelving and a separate WC
- \* Downstairs storeroom and ample storage throughout
- \* Landscaped and very private, easy-care garden and yard
- \* Remote-controlled, gated entry to 6-car garage featuring internal access
- \* Super-sized alfresco under shelter and shade
- \* Enticing swimming pool with exquisite feature wall and outdoor shower
- \* Hydronic heating, refrigerated cooling, split-system heating/cooling and Holland blinds
- \* Moments from schools, transport, shopping, parkland, beach

#### PLEASE NOTE INSPECTION BY APPOINTMENT ONLY

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