

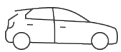
Parkside Luxury: An Architectural Masterpiece Awaits.



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3 Nola Street, Coburg North

Sold

EXPRESSIONS OF INTEREST CLOSE: 23/07/2024 AT 12:00PM

Welcome to 3 Nola Street, a defining family residence nestled in an exclusive and evergreen parkside quarter. As you drive towards this home it feels as though you're discovering a well-kept secret. Before your eyes, manmade sightlines morph into nature and the lush green surroundings beckon you into a world that is soothing and serene; the idyllic backdrop for your family life awaits...

Upon arrival, witness an architectural masterpiece with a commanding street presence.

Once inside, a legacy of family luxury is revealed. Here, opportunities for retreat and connection await in equal measure. Designed for the family who love to entertain and want a home that expands to suit yet feels intimate and cocooning when needed too.

GROUND LEVEL

Experience contemporary liveability enveloped in a sophisticated palette that hero's natural materiality and warming hues. Flowing silver mist dolomite stone and engineered european oak flooring feature throughout the ground level. A harmonious dance of natural light and space unfolds, extending an inviting ambiance. Each room has been consciously designed to

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Property Type: House

Garages: 4

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heighten the experience of inhabiting a home surrounded by nature, with each space oriented towards the panoramic parkside vistas.

The heart of the home is the luminous open plan kitchen, dual living and dining area. Featuring beautifully considered junctions throughout it offers effortless adaptability.

The kitchen is your culinary stage. It is the centre of every celebration and represents the beginning and end of each day. It features an imperious island hewn from stunning silver mist dolomite stone with waterfall edges and matching splashback. Designer tapware in gunmetal finish; perfectly complements the stone and custom joinery features throughout. A statement wine cabinet displays your favourite bottles and all of this is delicately illuminated by architectural lighting.

Premium Miele appliances critical to the functionality of the space include integrated fridge and freezer, induction stove top, built in pyrolytic oven, built in coffee machine, integrated dishwasher and range-hood. There is also an expansive yet discreet butlers pantry with a two-way tap and a four-stage filtration system. There is also a separate laundry.

The formal lounge with its soft sheer curtains creates the ideal space for reading and relaxation. The dining area makes an architectural statement with a beautiful curved wall that leads into the family room. Winter nights become an event to look forward to with the striking gas fireplace transforming the space into a cozying retreat.

A sliding door unveils the heart of the action: a state-of-the-art home theatre room offering an immersive cinema experience.

On balmy summer evenings the open plan floor-plan evolves; boundaries are blurred and a seamless connection is forged between inside and out. Sliding glass doors from the formal lounge, family room, and kitchen area fully open to allow stylish entertaining.

The alfresco entertainment offers semi-covered dining and floating stairs that lead to a lower level with an integrated Artusi barbeque and concrete seating. By nightfall, the space is illuminated by curated lighting, accentuating the distinctive architectural details and landscaping.

For large gatherings, you also have the show-stopping option of expanding the space by opening the rear gates, seamlessly connecting to the great expanse of the Merri Creek parklands.

The ground level includes a bedroom with an ensuite bathroom at the front of the house, along with a decadent powder room for a flicker of drama.

LEVEL ONE

As you ascend the floating stairs, an illuminated work of art will catch your eye, 'Zava Luce Three Ring' wall light imported from Italy creates an artistic statement and serves a functional purpose too.

The top level is devoted as your quiet sanctuary. Defined by its endless panoramic vistas of the lush surrounding landscape and statement mood lighting through-out, it features premium wool carpet, signifying this is a place of calm connection.

The first three sunlit bedrooms each feature a walk-in wardrobe and there is a private study nook.

The central bathroom is an indulgent event, designed with a discerning eye for opulence. It features a floating dolomite stone with twin basins and illuminated oval mirrors. But the piece de resistance is the walk in bathing space. A sumptuous free-standing deep soak bathtub and on each side, a waterfall showerhead, all heavenly lit by two large sky lights.

As the space continues to expand, you enter the master's zone. A third lounge retreat looks out onto a balcony terrace, perfectly framing the uninterrupted greenery beyond.

The master bedroom with its grand proportions also has balcony access and its expansive windows let in abundant natural light. On each side of the bed is a beautiful pendant light. There is a large walk-in wardrobe that leads to the private ensuite bathroom. Here, pampering is a ritual savoured every day.

The scheme features a soothing colour palette with floor to ceiling tiles, an extended floating vanity with double basins, twin oval mirrors and twin rainfall shower heads. Here, everything is covered for the partner couple and ensures you have a rejuvenating start and end to each day.

COBURG NORTH, PARKSIDE:

Nestled within an exclusive park side pocket just 8kms from the CBD, leafy Coburg North originally coined 'Lake Park Estate' literally unfolds on your doorstep with a myriad of picturesque walking and cycling trails along the Merri Creek and Coburg Lake Reserve.

Live in an unrivalled epicurean locale with cafes like Joy and The Boot Factory, restaurants like Cornerstone and Circa 900. Nearby, enjoy specialty grocers, italian delicatessens, artisan bakeries, and Pilates studios. Preston Market is a short 6-9 minute drive away for fresh produce. The newly opened Pentridge Precinct, just 2 minutes away, features a state-of-the-art Palace Cinema and eateries like North & Common and Oliuine Wine Bar. Enjoy convenient access to City Link and the Airport, plus zoning for quality primary and secondary schools.

A final message from agent Mario:

Step into a world where timeless architecture effortlessly blends with contemporary design, emphasising openness, symmetry and connection. Every corner of this home harmonises seamlessly with the surrounding natural elements, generous in every sense and built to uncompromising standards, be prepared to be impressed.

3 Nola Street, Coburg North



Raine & Horne.

All measurements are in metres. This plan is not to scale and provided as marketing material. All measurements are approximate and for illustrative purposes only. We make no guarantee of the accuracy of the plan, and you should independently determine the suitability of the property for your requirements.