

## Keysborough, 10 Emily Promenade

### Grandeur & Opulence

Uncover your lifelong residence at 10 Emily Promenade—an exceptional gem nestled within a tranquil and enchanting neighborhood. Meticulously designed with a blend of Neo-Classical and French Provincial aesthetics, the exterior radiates sophistication, boasting sturdy piers, graceful parapet walls, ornate eaves, and embellished window frames, all expertly finished in a pristine white hue accentuated by captivating LED lighting features.

Step inside to be greeted by 3000mm ceilings and luxurious heated porcelain tiles, setting the stage for the expansive ground floor layout. A top-of-the-line ducted heating and air conditioning system ensures optimal climate control, while the 2700mm custom walnut internal doors with frosted glass epitomize the grandeur and sophistication of the home. Two gas fireplaces, each with a 100mm marble surround, grace the two spacious family zones on the ground level, creating inviting focal points. Convenience is paramount with the inclusion of a ducted vacuum system.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
AUCTION THIS SATURDAY @2:30PM

**View**  
[ljhooker.com.au/7DRHWR](http://ljhooker.com.au/7DRHWR)

**Contact**  
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**LJ Hooker Dandenong City**  
(03) 9877 9750

The gourmet kitchen, adjacent to the floating Tasmanian Oak staircase adorned with Julian balustrades, is a culinary delight. Pendant lighting accents the 100mm marble countertops with waterfall edging, complementing the premium timber veneer cabinetry and high-end Smeg appliances. A sizable butler's pantry mirrors the main kitchen's appointments, and the opulent marble continues into the lavishly equipped laundry.

Outside, the meticulously landscaped grounds offer a serene retreat, with a spacious covered alfresco seamlessly integrated into the living zone through multiple French glasses providing an impeccable venue for hosting priceless family BBQs and summer parties. Additional features abound, including 2700mm ceilings on the first floor, a 10KW solar panel array, security cameras, an intercom system, and an electric front door lock. Italian Versace chandeliers grace the first-floor.

Located within the heart of Keysborough close to parks, reserves, public transport and to excellent local schools, including Resurrection Primary School, minutes from the prestigious Haileybury Colleges, Keysborough Secondary College and just a short walk to Parkmore Shopping Centre - your commutes will be efficient with the Dandenong Bypass, Eastlink and local bus routes. This exceptional property offers a luxurious lifestyle of unparalleled comfort and sophistication. Contact us now to secure your private viewing and make this dream home yours.

## More About this Property

Property ID	7DRHWR
Property Type	House
Land Area	404 m <sup>2</sup>

**Idriss Paykari 0470 088 316**

Sales Specialist | [ipaykari.dandenong@ljhooker.com.au](mailto:ipaykari.dandenong@ljhooker.com.au)

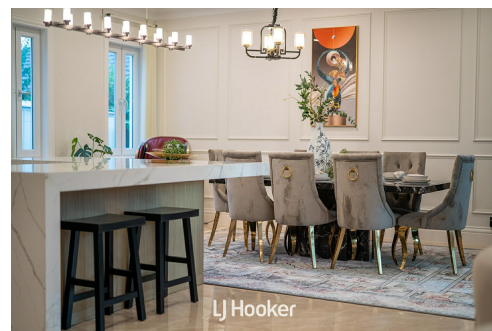
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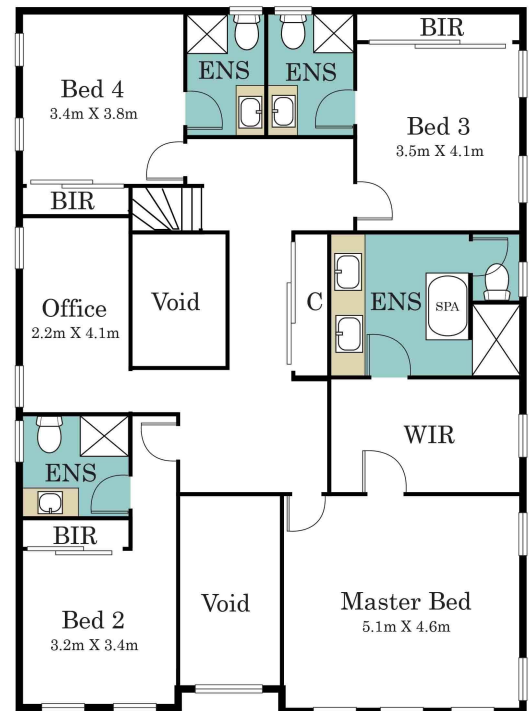
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# Floor Plan



# Site Plan



**LJ Hooker**

## 10 Emily Promenade, Keysborough

\* Dimensions are approximate and for illustrative purposes only



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