



# 30

LANSDOWNE ROAD

A luxurious oasis in the  
heart of it all



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## ENJOY A SUMPTUOUS STANDARD OF LIVING AT DUBLIN'S MOST PRESTIGIOUS ADDRESS

Welcome to 30 Lansdowne Road, a stunning three-storey Victorian redbrick home in the heart of Dublin 4, one of the city's most prestigious districts. Boasting an incredible 392sq.m/4,220sq.ft. of living space, this beautiful home offers a fantastic standard of living in a wonderful location. No expense has been spared in the renovation of this listed building, which seamlessly blends together the style and elegance of the Victorian era with all the modern conveniences that make life so comfortable.

Accommodation is second to none in this beautiful house. Residents can enjoy 4/5 bedrooms, 3/4 reception rooms, a stunning bespoke kitchen with every modern appliance, three bathrooms featuring Villeroy & Boch sanitaryware, and a host of extras including a wine cellar, spacious landscaped gardens and a beautiful conservatory/orangerie. This is the very essence of luxurious living.



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## A LUXURIOUS LIFESTYLE IN THE HEART OF DUBLIN 4

The sheer luxury of this magnificent home benefits from its wonderful location in Ballsbridge, on the southside of Dublin City. The bustling area around Ballsbridge is home to some of Dublin's best restaurants, cafés and bars, while neighbouring Sandymount is known for its great boutiques. Lansdowne Road is also just a short stroll from St Stephen's Green and Dublin's most prestigious shopping quarter, Grafton Street. Residents can also walk to Dublin's premier technological hub around Barrow Street, home to Google and Facebook, among others, in under 10 minutes.

For those days when you want to escape the crowds, Sandymount Strand offers miles of picturesque shoreline

for memorable strolls at any time of the day. Even closer to home, Herbert Park is a 34-acre oasis of calm and home to many sporting activities including tennis. And, for rugby fans, the Aviva Stadium is located down the road, while the RDS, home to the all-conquering Leinster team, is a five minute walk away.

If you need to travel further afield, the regular Dart light rail service stops at Lansdowne Road, while the Luas line is available at Stephen's Green. Nationwide bus routes and train links are available just minutes from your front door, making the entire country accessible, while Dublin Airport is easily and quickly reached via the handy 702 direct bus route, which stops just three minutes from your front door.



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## THE SPLENDOUR OF YESTERYEAR MEETS MODERN COMFORT AND CONVENIENCE

When it comes to quality living, No. 30 Lansdowne Road has it all. Spread over three floors, each room is large and luxurious, and features a level of finish rarely seen in a residential setting. The remarkable attention to detail is evident from the moment you enter the property. The spacious hallway, featuring a wonderfully ornate ceiling, leads to the state-of-the-art bespoke kitchen and adjoining living room; the sumptuous drawing room towards the back of the house opens to a beautiful orangerie, which floods the home with natural light.

Four luxurious bedrooms, three en suite, are spread between the first floor and the garden level. A second family room on the garden level, currently set up as a home cinema complete with a 90-inch screen, can be easily turned into a sizeable fifth bedroom, should you need more personal spaces. The master bedroom on the first floor is particularly luxurious, and features a huge, fully-fitted dressing room and a sumptuous shower room.

Make the most of sunny days in the good-sized landscaped back garden, which offers a rare level of privacy for such a central location. The large paved patio area is ideal for summer dinner parties and lazy weekend brunches. With room for three or four cars in the front garden, entertaining friends and family will be a regular occurrence.



## FEATURES

- Turn-key property - ready for immediate occupancy
- Commercial WiFi booster on all floors
- Heatmiser heat controls on all floors accessible via app
- Gas-fired central heating throughout
- Fully monitored alarm
- Full CCTV system with remote access
- Remote access intercom system
- TVs in all living and sleeping areas
- Off-street parking for three cars
- Private, landscaped rear garden with facilities for outdoor dining

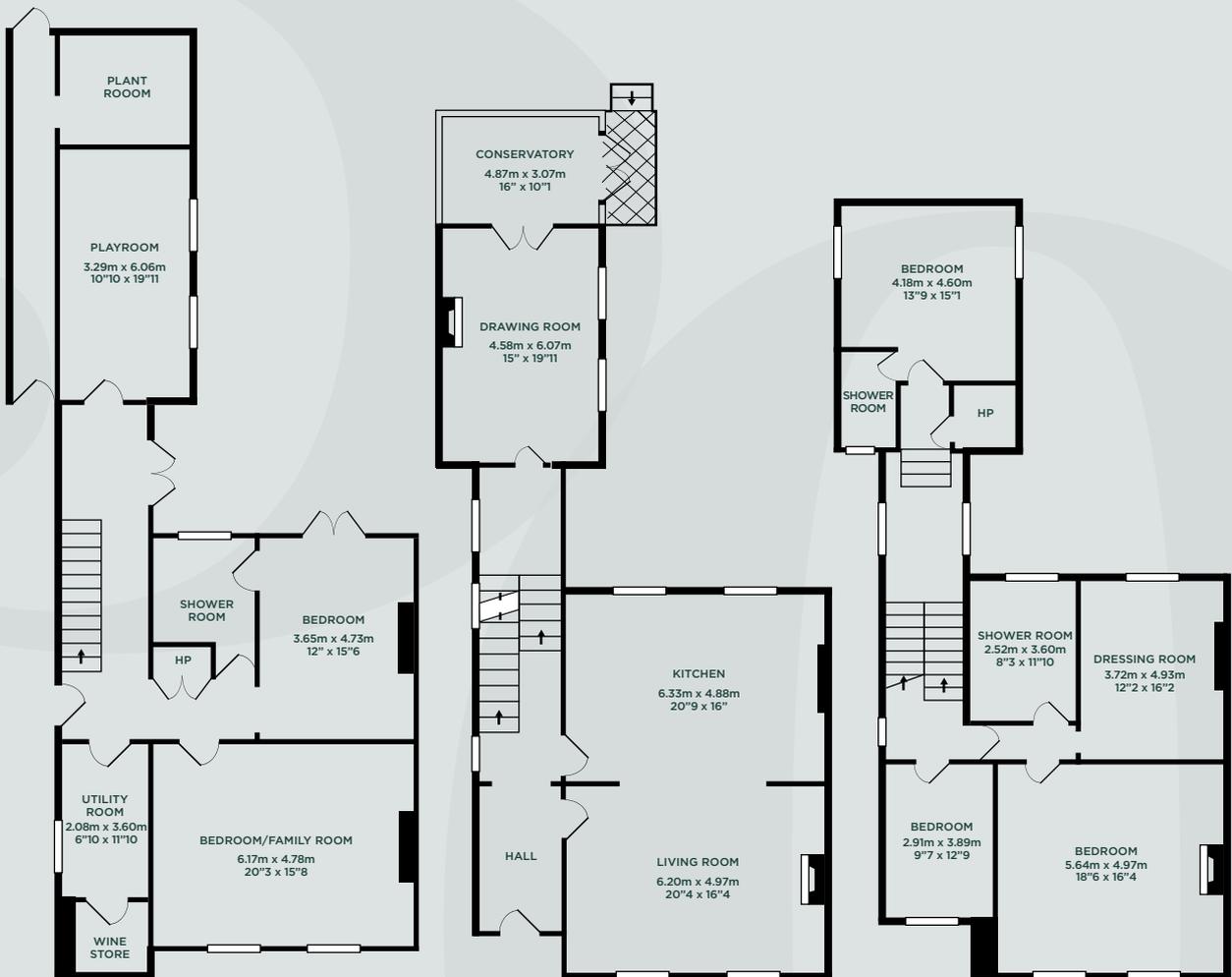


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TAKE A 3D TOUR

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**GARDEN  
LEVEL**

**GROUND  
FLOOR**

**FIRST  
FLOOR**

