

# 10 Aileen Avenue, Caulfield South, Vic 3162

## Sold House

Thursday, 29 February 2024

10 Aileen Avenue, Caulfield South, Vic 3162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Daniel Ashton

0408078515

**\$2,770,000**

Elevated from the street on the favoured north side, this gorgeous Californian Bungalow has been renovated and extended to perfection. Blonde Oak engineered floorboards, wool carpets and V-Groove panelling feature throughout the home, while the neutral colour palette is accented with a carefully curated selection of designer finishes. A wide central hall greets you upon entry, providing access to the master bedroom and formal living, before opening out into a stunning, expansive open plan living and dining space that is bathed in glorious northern light. Two bedrooms downstairs are matched by a further two generous bedrooms upstairs, each with built in robes and easy access to the beautifully appointed main bathroom. The stunning kitchen with stone island bench and large butler's pantry is the centrepiece of the home and provides easy access to the gorgeous alfresco entertaining space and spacious rear garden through large stacking doors. The north facing lush rear garden spans the full width of the property and together with the fabulous alfresco area with outdoor kitchen, drinks fridge and BBQ, make entertaining and hosting a delight. Located just 1 door from Aileen Park, this exceptional home is positioned for lifestyle; just a short walk from the brand new Kooyong General cafe, shops, transport, elite schools and the soon-to-open Woolworths on Hawthorn Road.

- 4 bedrooms (all with BIRs)
- 2 beautiful bathrooms plus luxe guest powder room
- Downstairs master with WIR and ensuite
- Formal living, white timber shutters
- Stunning kitchen, stone island bench, integrated European appliances, zip tap with sparkling water
- Butler's pantry with 2nd sink and 2nd dishwasher and fridge
- Hidden drinks bar
- Light-filled open plan living and dining, feature pendants, built in shelving, stacking doors
- Separate laundry with external access, ample storage cupboards
- Ducted heating, A/C
- Stunning alfresco entertaining area, outdoor kitchen with built-in BBQ, drinks fridge, built-in seating, vine-covered steel beam pergola
- Large rear garden with provisions for pool
- Off street parking for up to 3 cars, electric gates, video intercom entry
- Annexed home office/storage with external access
- Elevated north facing allotment - 503 sqm approx.