

**10a Monomeath Avenue, Canterbury, Vic 3126**

**KAY & BURTON**

**House For Sale**

Friday, 1 March 2024

10a Monomeath Avenue, Canterbury, Vic 3126

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



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**\$4,400,000 - 4,700,000**

A prestigious Golden Mile position amongst the upper echelon of Melbourne real estate reveals a remarkable executive lifestyle opportunity with this excellent three bedroom and study residence. The well proportioned allotment also provides exceptional scope for the construction of a new luxury residence (STCA). Secluded and secure with a magnificent Monomeath Avenue address, this mid-century solid brick home is a serene light-filled sanctuary embraced by beautiful low-maintenance landscaped gardens and a tranquil north facing rock-pool oasis. Architect designed to capture the light and leafy garden vistas, an impeccably considered interior is first-class and functional flowing over a spacious single-storey setting with a perfectly zoned layout tailored for harmonious, high-quality living. Enhanced by video intercom, security alarm and CCTV surveillance with an internal remote-control double garage, the ambience is peaceful and private while exquisitely open, airy and idyllic. A split-level main bedroom suite with multiple doors to a poolside terrace is an absolute showstopper including a dressing room, double-shower en-suite and plentiful built-in robes, while situated at the rear are two sizable bedrooms (BIRs), study with a fitted desk, an immaculate bathroom, a powder room and full laundry. Distinct living and dining rooms with an in-built bar and marble fireplace exude opulence and lead to a travertine tiled family/meals area awash with glorious north light. Adjoining with its excellent Miele appliances (steam oven, coffee machine, wine fridge, dishwasher) and an Italian Steel cooker is a superb gourmet kitchen while just outside is a five-star alfresco haven for resort-style entertaining featuring a BBQ kitchen, terrace, gas-heated pool and spa, water-feature cascade and lush all-seasons, night-lit garden. Additionally, there is central heating/refrigerated cooling, ducted vacuum, a speaker sound system and rainwater tank/irrigation. This elegant, easy-care modern residence is a rare Golden Mile property presenting an unrivalled opportunity on a distinguished avenue near Maling Road cafes, Canterbury Gardens and Boroondara Park, train station, Burke Road trams, Camberwell Junction and Balwyn shopping, as well as elite private schools including Camberwell Grammar, Fintona, Strathcona and Canterbury Girls' Secondary College.