

**11 Byron Street, Canterbury, Vic 3126**

**KAY & BURTON**

**House For Sale**

Friday, 24 May 2024

**11 Byron Street, Canterbury, Vic 3126**

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Area: 649 m2**

**Type: House**



Sam Wilkinson  
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## **Auction Saturday 15 June at 12pm**

Stunning near-new presentation accompanied by state-of-the-art appointments in a luxuriously large family setting define the remarkable appeal of this impressive five bedroom and study residence featuring a versatile studio and swimming pool entertainment oasis. A classically attractive profile in an elegant period streetscape introduces modern refinement and high-end quality designed for family lifestyle excellence in a prized Canterbury pocket near leading schools and shopping precincts. Life is meant to be easy in this beautiful two-level abode where Fibaro home automation (lighting, remote / keyless entry, remote / keyless garage door, remote intercom) coupled with smart MyAir heating/cooling and double-glazing create an effortless, energy-efficient environment throughout multiple living zones. A brilliantly curated layout is launched by a stylish lounge room and a gorgeous ground-floor main bedroom that's highlighted by a box bay window, customised walk-in robe and a luxury dual-vanity ensuite with an indulging freestanding bath. Complemented by a fitted study (desks, storage), light-filled upstairs rumpus room, powder rooms on both levels and an immaculate family bathroom, further accommodation comprises of four additional bedrooms where three include walk-in robes and two share a spacious ensuite. There's also a showcase connoisseur's wine cellar with access via substantial storeroom that connects to the butler's pantry, a separate laundry plus gas fireplaces, alarm system, polished oak floorboards, plantation shutters and an abundance of storage. Overlooking the beautifully landscaped rear garden, a spectacular soaring ceiling with designer lighting and expansive glazing with stacker doors enhance the vast family dining and living zone that extends to a breathtaking entertainers' kitchen boasting fully-integrated Miele appliances (induction cooktop, double ovens, steamer, microwave, fridge/freezer, dishwasher), stone-topped breakfast island and butler's pantry (gas cooktop, dishwasher). Just outside for relaxed enjoyment in a secluded and sun-drenched setting is an undercover terrace with an alfresco BBQ kitchen and a glistening heated swimming pool. A sought-after bonus located at the rear is a flexible air-conditioned studio including a bathroom that is absolutely perfect as a large home office, teen/games retreat or intergenerational family/au pair accommodation, with views over the adjoining Riversdale Park. This magnificent family sanctuary with a remote-control triple garage goes above and beyond to deliver a comprehensively appointed, indoor-outdoor contemporary package on a treelined street with prized proximity to Maling Village cafes, Middle Camberwell shopping, parkland, train station, Riversdale Road trams, Camberwell Junction and a selection of leading schools including Canterbury Primary School, Siena College and Strathcona Girls Grammar School.