

**11 Linlithgow Avenue, Caulfield North, Vic 3161**

**House For Sale**

Tuesday, 6 February 2024



**11 Linlithgow Avenue, Caulfield North, Vic 3161**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1324 m2**

**Type: House**



Daniel Peer  
0395261999



Arlene Joffe  
0395261999

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

Sitting proudly in one of Caulfield North's finest tree-lined streets, this large family residence promises great rewards with immense value adding possibilities. Cherished by one family for the last 40 years & showcasing beautifully established garden surrounds, a well planned layout & generous proportions throughout, this resort style entertainer presents an exciting opportunity in a tightly held locale. Ideally located on an impressive 1,324m<sup>2</sup>\* block of prime land, while immaculately maintained & supremely comfortable as is, it also offers vast scope for creative renovators to work their magic & create a contemporary masterpiece or alternatively explore future options (STCA). A picturesque blissfully private enclosed front garden setting greets you on arrival, while an inviting entrance hallway delivers an elegant formal lounge & adjoining dining room with ornamental fireplace & floor-to-ceiling windows providing a gorgeous garden outlook & an expansive open plan casual living & dining zone enjoying access to a poolside oasis with alfresco entertaining area, pool/spa, tennis court & lush garden surrounds. Adding to the open plan appeal is an updated well appointed stone kitchen with stainless steel Miele appliances (including dishwasher) & an abundance of storage. A comfortably spacious main bedroom with walk in robe, front garden views & sparkling ensuite with shower & bath completes the ground level. The illuminated upper level reveals three additional good sized bedrooms with built in robes & a large fully tiled central bathroom with shower & bath. Other features include substantial storage throughout, zoned ducted heating/cooling, automatic double garage with internal entry, laundry, ducted vacuuming, powder room, attic storage, built in cabinetry in living zones, water tanks & irrigation. This fabulously located property is close to the best the area has to offer – Caulfield Park, Caulfield Station, Caulfield Racecourse, vibrant shopping strips, Malvern Central & elite schools.

\* Approximate Title Dimensions.