

**12 Ludbrook Avenue, Caulfield South, Vic 3162**

**House For Sale**

Thursday, 29 February 2024



12 Ludbrook Avenue, Caulfield South, Vic 3162

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 580 m2**

**Type: House**



Todd Newton  
0412568313



Sophie Laforest  
0432610949

**\$2,000,000 - \$2,200,000**

Nestled amidst a charming rose garden, this captivating c1910 Edwardian residence offers a unique blend of classic character and modern functionality. Recently extended and beautifully renovated throughout, this spacious home is ideal for families of all sizes, thanks to its flexible layout that can be tailored to suit your needs. Highlights:

- Versatile layout: Choose from 5 bedrooms, 4 bedrooms + study, or 4 bedrooms + 3rd living area.
- Multiple walk-in and built-in robes: Ample storage throughout the home.
- 3.5 luxurious bathrooms: Including an opulent main bedroom ensuite with terrazzo floors.
- Timeless elegance: High ceilings, polished floorboards, and original fireplaces.
- Open-plan living and dining: Perfect for entertaining and family gatherings.
- Modernised family kitchen: Featuring premium appliances, including 2 Siemens ovens.
- Downstairs bedroom suites: Ideal for multi-generational living.
- Upstairs retreat with north-facing balcony: A dedicated space for children to relax.
- Well-proportioned bedrooms and sparkling bathroom upstairs.
- Private and leafy north-facing rear garden: Featuring an expansive paved alfresco area and park-like lawn.
- Multiple climate control options: Ducted heating, evaporative cooling, split system air conditioning.
- Modern conveniences: Instant hot water, under-stair storage, and ample driveway parking.

Location:

- Gardenvale Primary School zone: Highly sought-after for families.
- Walking distance to: Hawthorn Road trams, Gardenvale station trains, Martin Street village shops, Gardenvale Park, and bus routes.
- Moments from: Two Hens cafe, offering your daily dose of caffeine.

Live the life you deserve in this captivating and conveniently located Edwardian gem.