

13 Barbers Road, Kalorama, Vic 3766



House For Sale

Friday, 3 November 2023

13 Barbers Road, Kalorama, Vic 3766

Bedrooms: 8

Bathrooms: 8

Parkings: 20

Area: 2686 m2

Type: House



Craig Missell

\$2,552,000 - \$2,807,200

Perched on the edge of the magnificent Kalorama Park. This impressive landmark home, and property, with views spanning Silvan Reservoir, Olinda State Forest and Warburton Ranges is sure to delight. When viewing this unique property you could be excused for feeling like you were touring a grand villa in Tuscany. This property offers unlimited scope for use as a grand family home, a function centre, it could even be returned to its 1960's boutique motel origins, or a day spa retreat. Amid terraced grounds designed over two levels to optimise the breathtaking outlook from every room. The compound is practicably configured for mixed purpose, discrete accommodation, administration, functions, cosmetic and therapeutic treatments, and of course an extensive family residence. Entering this property via the large entry, is just the beginning to experience the wonderous, expansive, uninterrupted views. A comfortable downstairs lounge area has its own large open fireplace and floor to ceiling arched windows overlooking the canopy and private courtyards complements an intimate lounge. Continuing on this level is access to dining area and stepping down to the sunlight outdoor alfresco area with the continued uninterrupted views. Included on the lower level, via two separate internal access points, are additional rooms, office areas or consulting suites. Further large rooms including, living space or therapeutic specialist treatment rooms, huge twin tub spa area, steam room, shower facilities and a laundry. Venturing upstairs, is a wide naturally lit hallway leading to eight private bedrooms, each one with its own glorious window view or view to be enjoyed from the individual balconies. Each bedroom has an ensuite and reverse-cycle air-conditioner. Three of the bedrooms have the addition of a private spa bath. The eighth bedroom lends itself to be a self contained living area or office space, with views of course. The upstairs large lounge area has French doors inviting in the morning sun and even more breathtaking views. With a large, private flat off-road car park comfortably catering to 25+ vehicles, remember, this property is only 45 minutes from Melbourne's city centre and 1 hour to Melbourne Airport. This property offers scope and opportunity that is rare to find, from a day spa, accommodation, hybrid home and business, seeing is believing. Please contact Craig on 0424 682 449 for further information or to book in to view this property on scheduled open days. Missell Property Group is proud to be representing this impressive property.