

**16B Northcote Avenue, Caulfield North, Vic 3161**



**Townhouse For Sale**

Tuesday, 6 February 2024

**16B Northcote Avenue, Caulfield North, Vic 3161**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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**\$2,450,000 - \$2,650,000**

Setting the bar at the absolute high-end this brand-new Wald Architects designed town residence expertly built by Olive Constructions reflects a level of craftsmanship that sets it apart. From the street, it exudes an impressive & engaging presence while on the interior, wide engineered Oak flooring flows throughout the illuminated downstairs domain showcasing generous dimensions, the convenience of a private elevator & a stylish blend of bespoke finishes of the highest calibre. A designated custom built study space with built-in desk & storage greets you on arrival. Down the hall, an elegant formal lounge with side courtyard access leads through to an impressively proportioned open plan living & dining zone with custom built cabinetry & "Real Flame" gas fireplace, seamlessly merging with a timeless stone kitchen, boasting a stunning oversized natural stone central island bench/breakfast bar, a suite of high-end Miele appliances including double oven & integrated dishwasher, large pantry, an abundance of soft close cabinetry & a butler's pantry with a second dishwasher. Adding to the allure, full width stacker sliding doors extend the indoors out to a wraparound alfresco entertaining space & elevated landscaped rear garden. Upstairs, further enhanced by illuminating skylights, a main bedroom with large walk-in robe & luxe ensuite with free standing bath & shower as well as three additional bedrooms with built-in robes, one with stylish ensuite & the other two serviced by a superb central bathroom, complete the accommodation. The list of high end features include a ground level powder room, laundry, single auto garage & additional off-street parking for one car behind auto front gates, double glazed windows, electric reverse cycle air conditioning, zoned ducted heating/air conditioning, secure colour video intercom entry, keyless entry, 100% wool carpets, floor to ceiling porcelain tiles & toughened glass frameless shower screens in all bathrooms, low energy LED lighting throughout, remote controlled external venetian blind, ducted vacuum, programmable garden irrigation, CCTV system & alarm system with optional back-to-base monitoring. Ideally located just moments from Glen Huntly Road & Glenferrie Road's vibrant shops, restaurants & cafes, the magnificent Caulfield Park, a choice of elite schools & public transport.