

**17A St Johns Avenue, Camberwell, VIC, 3124**



**Sold House**

Monday, 24 July 2023

17A St Johns Avenue, Camberwell, VIC, 3124

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Next Level Design, Inspiring Quality

A leading vision of design and luxury, this cutting edge 4 bedroom + study 3.5 bathroom street front sensation is pure low maintenance perfection from the award winning C.Kairouz Architects. Built for the ultimate in privacy with a separate steel structure to its neighbour, this whisper quiet home is flawless in its finish with Portsea Grey Marble surfaces, American Oak joinery and French Oak floors with slab heated hydronic heating underneath the entertaining levels. Greeted with keyless entry, this high calibre home unveils an enticing entry hall with concealed storage and luxe powder room, a coveted downstairs bedroom suite with built in robes and eye-catching ensuite, a vogue living area and a secret door into the fitted laundry. Stepping up, the dynamic open plan living and dining domain (gas fireplace) stars alongside the deluxe marble kitchen with its ultimate appointment of Swiss-made V-Zug appliances (including FullFlex induction cooktop and 2 ovens), Schweigen rangehood and Fisher & Paykel integrated double door fridge/freezer. Stacker sliding doors open to a sun splashed marble alfresco terrace (mains gas barbeque kitchen) in the designer landscape, and a glass enclaved internal deck allows airflow to permeate softly throughout. Upstairs there's true distinction in the separation, with the sumptuous main bedroom suite (custom robes, breathtaking ensuite) and fitted study on one level, and the 2 further beautiful bedrooms (built in robes) and skylit bathroom elevated in their own zone. With the indulgence of a turntable in the double open garage (access via Trafalgar Road), this innovative home is unmatched with 3 phase power, Actron Air individual room controlled heating/cooling, underfloor heated bathrooms boasting artedomus designer bathware, Sonos integrated audio, smartphone connected CCTV, automated blinds, ducted vacuum, double glazing and prolific storage. In a prized avenue with city bound trams at either end, walk to Camberwell Junction's finest cafés, restaurants and boutiques, the train station, the iconic Sunday market and the sportsground, while surrounded by leading independent schools while also zoned for Camberwell Primary School, Camberwell High School and Canterbury Girls' Secondary College.