

# 2 Kooyong Court, Grahamvale, Vic 3631

## Sold Acreage

Saturday, 28 October 2023

2 Kooyong Court, Grahamvale, Vic 3631

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 4995 m2

Type: Acreage



Peter Cardamone  
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## Contact agent

This stunning architectural designed and craftsman built home has withstood the test of time and is comfortably nestled into her surroundings. With a classic personality and character of its own, it is obvious the home has drawn on history for its modern take on design from the turn of the century Federation Style. The home is set in a beautiful and tranquil established garden with an inviting outdoor pavilion, a fresco entertaining area, an in-ground pool as well as an extensive Wi-Fi watering system. From every window in the home, there are amazing views of the garden with a feeling of peace all set on approx. 5000m<sup>2</sup> of land. The garden of mature trees, expansive lawn, hedges, and thoughtful garden beds provides stunning views from every room all year long as it transforms season to season. Each season is different and has bountiful bird songs. In spring there is the new vivid lush green growth on the trees with the japonica camelias saying goodbye to winter. Heralding in Summer are the glorious crepe myrtles weighing heavy with blooms wafting in the summer breeze. After a long hot summer, the colours of autumn will delight the senses with every rich shade of reds, yellows, oranges to gold, reminding you that winter is near. While in wintertime the garden is dormant. The leaves have fallen, and it is almost haunting in the night light, yet there is colour to brighten the dull days with the huge trees of sasanqua camelia from white to hot pink. With every year the Kooyong Garden has matured, and it is evident that it has brought much joy to its creators. The moment you enter "Kooyong House" the synergy of this Maltese Cross shaped house, instantly makes you feel at home, and one with the garden through the extensive large windows. The light filled north facing family home has multiple spacious living areas, coordinating a natural flow from all the living spaces to the central powerhouse of the home, the "Command Centre" the kitchen. From the kitchen, one instantly has a magnificent view of the lush garden, inviting one to take in the calm of the outdoors whilst being surrounded by the beauty of the solid beech timber, Starion bench tops, Miele appliances, outstanding pantry, and spacious family dining area. "Kooyong House" comprises four bedrooms. The master bedroom at the front of the house is private and serene and welcomes the sunrise. The master bedroom is complimented with a solid beech, Jarrah, and limestone ensuite and cedar dressing room. Also at the front of the home is a powder room for guests. Three family bedrooms are at the opposite end of the Maltese Cross discreetly separate from the master bedroom, each sharing a beech, Jarrah, and limestone central bathroom, a separate shower room, and powder room. An inviting vibrant sea-green two pack and Jarrah study, in full view of the central living space opens out from a peaceful private living area or second study. The home boasts a large laundry and storeroom, a security system, external cameras, floor heating, reversal cycle air conditioning, and a gas fireplace. This prestigious home has an elegant ambience that makes "Kooyong House" a beautiful home and is ready to be loved by another family for another 32 years. This home is being handled by award winning agent Peter Cardamone Director of Cardamone Real Estate. Peter says..."Truly this property is one of the Goulburn Valley's best lifestyle properties and the next owners will inherit an Iconic property only minutes from the CBD"...Peter Cardamone / 0419204608 - peter@cardamonerealestate.com.au