

**223 Canterbury Road, St Kilda West, Vic 3182**

**House For Sale**

Tuesday, 6 February 2024

**JellisCraig**

223 Canterbury Road, St Kilda West, Vic 3182

**Bedrooms: 5**

**Bathrooms: 3**

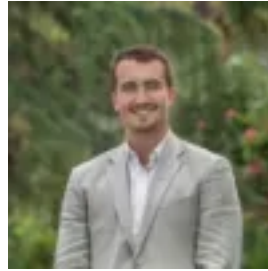
**Parkings: 2**

**Area: 657 m2**

**Type: House**



Warwick Gardiner  
0386445500



Mack Burgoine  
0386445500

## **Auction Saturday 2nd March, 2:30pm**

Redefining luxury within expertly landscaped poolside surroundings, this visionary freestanding Edwardian residence on the edge of Albert Park Lake, offers a sprawling state-of-the-art design curated to deliver every requirement for modern-day family living, entertaining and more. The elegant architecture of its era has been masterfully preserved through careful renovations, creating an impressive blend of old-world charm and contemporary luxury, where soaring ornate ceilings and leadlight windows blend with sleek modern lines. Serenely set behind a high walled garden, the imposing arched hallway introduces a beautiful main bedroom, highlighted by a lavish en-suite featuring a bath and LED-lit walk-in robes. Setting a benchmark in style, it also hosts a sunroom office with garden views and stunning period details, including a sublime marble fireplace. It is matched upstairs with two additional bedrooms with built in robes, a shared designer bathroom, and a built-in study area illuminated by towering skylights. Superb zoning has maximised the extraordinary footprint, with a formal lounge providing a cinematic experience with surround sound, a screen and a projector, whilst expansive open-plan living and dining rooms blur the lines between indoors and out. Headlined by the state-of-the-art kitchen and butler's pantry, appointed with stone benches, a Sub Zero fridge/freezer and a suite of Miele appliances, the entertainer's zone effortlessly caters to every desire. Unfolding bi-fold glass walls reveal a stunning poolside setting, where an inviting outdoor living area beneath automatic louvre ceilings, an open fireplace, and a commercial-grade teppanyaki grill oversee the solar/gas-heated pool.