

**36 Cromwell Street, Caulfield North, Vic 3161**

**KAY & BURTON**

**House For Sale**

Wednesday, 10 April 2024

36 Cromwell Street, Caulfield North, Vic 3161

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 572 m2**

**Type: House**



Darren Lewenberg  
0398252555



Grant Samuel  
0403132095

## **Auction Sunday 5 May at 11am**

Perfectly positioned in a quiet, no-through avenue close to Caulfield Park and elite schooling, this picture-perfect Edwardian villa effortlessly combines exquisite period features with light-filled, contemporary family living. Beyond the appealing exterior profile of this picturesque single level residence, a wide entrance hall introduces the high ceilings, original decorative features and generous proportions which are the hallmark of period properties of this era. At the rear, an expansive living zone offers the ultimate space for relaxed family living. With triple aspect windows drenching the space in light and sunshine, attractive French doors offer gorgeous views of the charming rear garden, while a beautiful gas fire place adds warmth and ambience. The pristinely renovated kitchen pairs stainless steel appliances with extensive cabinetry including an appliance cupboard with retractable doors and stone-topped benches and flows on to the airy dining area. Another set of French doors opens to an entertaining deck and barbecue area, which is ideal for alfresco dining in the warmer months. At the front of the house, which sits on a spacious 572sqm (approx.) parcel of land, three spacious bedrooms with built-in robes include a captivating front master with walk-in robe and a crisp ensuite with double stone vanity. A spacious fourth bedroom with ensuite is positioned at the rear which, thanks to having its own entrance, also has the versatility to work as self-contained guest/nanny accommodation, teenage retreat, office or second living area. Additional features of this impressive residence include off street parking for two cars, original working fireplaces, stunning baltic pine floorboards, ducted heating, reverse cycle air conditioning, laundry with extensive storage and an attractive garden "shed" that used to be the art studio for acclaimed watercolourist (and former owner) Alvaro Castagnet. Situated in a fabulously convenient position, just minutes to the shops, cafes and restaurants of Hawthorn Road, trams, Caulfield station, Caulfield Racecourse, Malvern Central and near a range of public and private schools including Leibler Yavneh College, Kilvington Grammar and Melbourne Grammar School plus the sporting and recreational facilities of majestic Caulfield Park. lfield Park.