

**39 Culliton Rd, Camberwell, VIC, 3124**



**Sold House**

Tuesday, 18 July 2023

39 Culliton Rd, Camberwell, VIC, 3124

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## Architect Designed Poolside Luxury

An unparalleled creation courtesy of Next Generation Constructions and Vibe Design Group, this state of the art 4 bedroom + study 3 bathroom showpiece raises the bar in poolside entertaining luxury adjoining Camberwell's iconic Golf Links Estate. Five years on from the custom-built completion, the quality remains as impeccable as the design remains inspiring. High calibre with its hydronic slab heated polished concrete floors, the ground floor reveals a sumptuous open plan living and dining zone with bluestone enclaved fireplace, a cutting-edge concrete kitchen with premium Miele appliances (including integrated double door fridge/freezer), a distinctive downstairs bedroom suite (walk in robe and innovative ensuite) and a well-equipped laundry/butler's pantry. The whole floor seamlessly flows out to the exceptionally expansive pavilion style alfresco setting a dream entertaining zone partnered with a commercial outdoor kitchen (Beefeater plumbed barbecue). Set in a Hamilton Landscape enhanced with expertise of COS Design, the stunning fully tiled swimming pool is just scintillating complete with heating and self-cleaning qualities. Back inside and upstairs, there's the exquisite main bedroom suite (walk in robe and opulent ensuite), an adjoining executive-style study, a gorgeous retreat, 2 further well-appointed bedrooms (built in robes and desks), a flawless bathroom (freestanding bath), a powder room and a beautiful wrap around bluestone terrace overlooking the dazzling blue pool. At the forefront of efficiency with 5kw solar and 3 phase power, this leading home is simply unmatched with electric individual room controlled ducted heating/cooling, Sonos integrated audio, keyless entry, full security, video intercom, smartphone connected CCTV, electric blinds, European Oak floors, double glazing, C-Bus automation, auto irrigation, abundant storage, a deep double auto garage and aggregate driveway parking. Metres to Willison Park and the tennis club, a light stroll to 2 train stations, the Camberwell Road shops and the tram into Camberwell Junction, while surrounded by coveted schools including Siena, Strathcona, St Cecilia's, the Camberwell Grammar schools and Canterbury Girls' Secondary College (zone).