

**4/11A Kooyong Road, Caulfield North, Vic 3161**



**Townhouse For Sale**

Tuesday, 19 March 2024

4/11A Kooyong Road, Caulfield North, Vic 3161

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Joel Ser  
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Rheno Pabillore  
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**\$1,000,000 - \$1,100,000**

Ideally located in a prime Caulfield North location, this well presented solid & spacious multi-level town residence boasts spectacular natural light, impressive house-sized dimensions & a superb display of indoor-outdoor living. One of just five, with secure entry via Alma Road & refreshed throughout, this unique find offers a convenient contemporary lifestyle. The ground floor entrance hallway with exposed brick walls greets you on arrival & delivers a tiled study/work from home space/optional bedroom with courtyard access, a powder room & a large laundry. Retreat upstairs to the light saturated first level – the heart of the home. Here an expansive sun drenched living room enjoys access to a full width balcony with gorgeous leafy views on the one side. While on the other side, enjoying a wonderful northerly orientation, a well presented kitchen with good storage overlooks a spacious dining area opening out to an elevated balcony terrace & privately enclosed courtyard, ideal for alfresco relaxing & entertaining with ease. The generous proportions continue up to the top level with illuminating sky high windows & slanted soaring ceilings. Here a good sized main bedroom with walk-in robe, sparkling ensuite & a large balcony nestled amongst the treetops as well as two additional bedrooms with built-in robes & an updated central bathroom complete the accommodation. Other attributes include split system heating/cooling, double auto garage, under stair storage, & intercom entry. Brilliantly positioned close to Malvern Station, trams, Malvern Central, Alma Road shops & cafes & Caulfield Park.