

**53 Ludbrook Avenue, Caulfield South, Vic 3162**

**KAY & BURTON**

**House For Sale**

Wednesday, 31 January 2024

53 Ludbrook Avenue, Caulfield South, Vic 3162

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



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## **Auction Sunday 25 February at 1pm**

Dramatic and striking, with an imposing street presence, this contemporary residence offers a lifestyle of sophistication and comfort. Designed for effortless family living and entertaining, it provides space and flexibility in its four bedroom floorplan together with plenty of outdoor recreation, gardens and swimming pool. Generous interiors underpinned by stone and timber finishes, have wide oak floorboards and stone in the kitchen and bathrooms. A secure wrought iron portico entry leads to the reception hall where timber floors flow from the front door past the formal lounge, powder room, bathroom and home office/ fourth bedroom. Double doors mark the arrival at the family living hub which is perfect for entertaining on a large or intimate scale. Wrapped in glass, the living and dining room with views over the pool and back garden open to the covered outdoor lounge. Like everything at this home, the living space is generous. So too, the entertainers' kitchen which is characterized by sweeping stone-topped benches, an island bench, oversized oven and cooktop and extensive cabinetry. Both practical and attractive, it includes a butler's pantry which leads on to the laundry. Glass sliders also connect the kitchen to the outdoor terrace for indoor-outdoor entertaining. Upstairs the main suite with green vistas over this quiet residential street has a walk-in wardrobe and superb ensuite. Two more bedrooms, one with an ensuite and walk-in robe and a family bathroom are grouped around a central retreat, adding yet another living zone to this appealing home. More highlights include heating, cooling, plantation shutters throughout and double garage with internal entry and additional off-street parking. From this tranquil location you can walk to Hawthorn Road trams and enjoy easy access to shops, cafes, schools and the renowned Princes Park, making this a perfect lifestyle choice.

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