

**54 Bambra Road, Caulfield North, Vic 3161**



**Townhouse For Sale**

Wednesday, 15 May 2024

**54 Bambra Road, Caulfield North, Vic 3161**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**



Golan Flamm  
0410469876



Julia Portnoy  
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**\$1,950,000 - \$2,145,000**

Quietly set back from the street, this brand-new town residence embodies light-filled luxury and effortless family living. Designed with the substantial proportions of a traditional house but without the demands of high-maintenance, the exceptional residence offers expansive space without compromise. Upon entering, you're greeted by wide floorboards leading to the expansive living and dining area. Large sliding stacker doors open seamlessly to a north- and east-facing alfresco deck and landscaped garden, creating an indoor-outdoor sanctuary equally suited to grand-scale entertaining or intimate relaxation. The culinary hub, a gourmet kitchen that seamlessly integrates with the living area, is appointed with sleek stone benchtops, top-of-the-line Miele appliances, a double sink, an island bench/breakfast bar, and a butler's pantry equipped with an additional sink. A ground-floor bedroom with built-in robes and access to a semi-ensuite provides flexibility, whether for guests or family members. The upper level is reserved for three more bedrooms, including a generously sized main bedroom with a walk-in robe and a glamorous ensuite with a double shower and twin vanities. The two additional bedrooms with built-in robes share a family bathroom, complete with a bath, a step-in shower, and a separate toilet. The cantilevered staircase beneath a skylight makes a bold architectural statement, elegantly connecting both levels while filling the interior with light and air. Additional features include ducted heating and air conditioning, a fitted laundry, abundant storage, and a double garage with internal entry. Located close to Caulfield Park, Caulfield Station and Village, Malvern Central, Glenferrie Road shops, and city-bound trams, this residence combines contemporary style, luxurious finishes, and an intelligent layout to offer a distinguished lifestyle for those with discerning tastes. Feature List \* Prewired for home security system with integrated doorbell\* Ducted zoned heating and cooling system \* 3m ceiling height with square set (no cornice) downstairs \* Spacious ensuite to the master bedroom with two shower heads\* Skylight\* Separate toilet to shared bathroom\* Large kids' bedrooms with space for queen beds and desks\* Under stair storage \* 3000L water tank plumbed to toilets and garden Irrigation system to all garden beds with automatic timers\* Butlers pantry with separate sink and provision for second dishwasher\* Ceaserstone bench top to kitchen, island, butler's pantry and laundry \* Miele appliances\* Whispair high end range hood \* Oversize rear door to garage for rear access\* Merbu decking and landing\* Rendered pergola \* Under cabinet led lighting in kitchen\* Bluestone pavers and porch\* Provision for pendant lights in kitchen\* Engineered timber flooring \* Downstairs guest bedroom doubles as a study or rumpus room\* Double car garage and full car space on title\* Separate street address (54, next door is 56)\* Brand new house with full builder's warranty