

# 56 Orrong Crescent, Caulfield North, Vic 3161

**KAY & BURTON**

## House For Sale

Tuesday, 30 January 2024

56 Orrong Crescent, Caulfield North, Vic 3161

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 514 m2**

**Type: House**



Grant Samuel  
0403132095



Darren Lewenberg  
0398252555

## **Auction Sunday 25 February at 10am**

Nestled in the heart of one of North Caulfield's most coveted tree-lined streets, this architecturally designed 21st century Edwardian inspired gem epitomises the perfect blend of classic charm and contemporary comfort. Situated near prestigious schools, this north-facing residence boasts an enchanting exterior, welcoming you through a long expansive entrance hall adorned with decorative leadlight glass, setting the stage for the generously proportioned interiors that define this family haven. Step into a stunning sunlit living and dining space at the rear, featuring a remarkable vaulted cathedral ceiling, creating an inviting atmosphere for family gatherings. The gourmet stone-topped kitchen, equipped with stainless appliances including a St George freestanding range, complements the space seamlessly. Bi-fold doors lead to a private entertainer's courtyard and a low-maintenance garden, seamlessly integrating indoor and outdoor living. This meticulous architecturally designed home accommodates four spacious bedrooms, with the captivating front master offering a charming window seat, walk-in robe, and a stylish ensuite complete with a spa bath and walk-in shower. A second pristine family bathroom, boasting a bath and double vanity, caters to the remaining three generously sized bedrooms, one of which features a walk-in robe. Beyond the bedrooms, a formal living zone with a fireplace provides an additional retreat, complete with built-in cabinetry and a projector for memorable movie nights. The property further offers practical amenities such as a powder room, laundry with ample storage, a built-in study nook, soaring ceilings, plantation shutters, heating and cooling, and automatic front gates leading to a secure carport. Convenience is key, with Malvern Station, trams on Hawthorn and Dandenong Roads, Malvern Central, and a selection of public and private schools including The King David School and Melbourne Grammar School all within walking distance. Enjoy easy access to the recreational offerings of majestic Caulfield Park, making this residence not just a home but a gateway to a refined lifestyle.