

9-11 Cranham Street, Caulfield, Vic 3162



House For Sale

Tuesday, 19 March 2024

9-11 Cranham Street, Caulfield, Vic 3162

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 1376 m2

Type: House



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\$4,750,000 - \$5,200,000

A rare & remarkable opportunity exists to acquire "Villa les Roses" - a magnificent resort style family entertainer with multiple living zones, idyllic French-style gardens & a certain "je ne sais quoi", right in the heart of Caulfield. This exceptional property presents a unique scenario with two separate residences on a substantial combined 1,376m²* double allotment, comprising a double storey family home & a self-contained studio style annex/guest suite, each with separate titles, to be sold as one. Beautifully manicured enclosed front gardens greet you on arrival & set the tone for what's to unfold. While on the interior of the main family residence, a light saturated series of immaculately presented formal & informal living & dining spaces, highlighted by stunning garden views from just about every angle, culminate in a picturesque park-like poolside entertainer's oasis. Here a truly breathtaking, blissfully tranquil, lushly landscaped French inspired rear garden setting entices with a sparkling solar/gas 12 metre heated pool & spa, poolside kitchenette, undercover alfresco area with built-in sound system & hand painted wall mural from Argentina, all guaranteed to wow. This overall flawless display of family friendly living is further complemented by a gourmet marble kitchen with oversized central island bench, Miele/Liebherr appliances (including fridge/freezer, integrated dishwasher, double oven) & an abundance of storage. Downstairs also features a study/optional fourth bedroom with built-in desk/cabinetry, a bathroom & laundry with laundry chute. The grand dimensions continue upstairs to reveal a large landing retreat, an elegantly spacious main bedroom with parent's retreat, two walk-in robes, gorgeous garden views & a luxurious ensuite with bath & shower as well as two additional generously sized bedrooms with built-in robes, a sparkling central bathroom & separate toilet. While the externally accessed, extremely versatile, stylishly appointed studio space with its own private entry features an expansive living, dining & bedroom space with an abundance of built-in cabinetry & ensuite, ideal for extended family, guests or even to Airbnb. Other features include ducted heating/cooling, split system heating/cooling, auto blinds, electric awnings, ducted vacuuming, under stair storage, double glazed windows, irrigation, pool & garden lighting for night time enjoyment, an underground 12,000 cubic metre water tank & two double auto garages (one with built-in storage). This fabulously located property is close to the best the area has to offer - Caulfield Racecourse, Caulfield Station, a choice of schools & local shopping strips. *Approximate Title Dimensions.