

# 1-3 Normanby Avenue, Caulfield North, Vic 3161



## House For Sale

Tuesday, 2 July 2024

1-3 Normanby Avenue, Caulfield North, Vic 3161

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Daniel Micmacher  
0395261999



Jeremy Rosens  
0395261999

**\$2,200,000 - \$2,400,000**

Flawless style, superior quality & world class design combine with true flair & a commitment to today's family needs in this exquisitely renovated home. Luxurious & warm colour palettes, perfectly positioned fixtures & luxe elements are framed by perfectly preserved deco features setting the tone for a residence filled with sense of tranquillity & ambience. With a gallery feel, glorious open plan living & dining are complemented by a culinary kitchen with hybrid stone benches - including an island bench, a suite of European appliances, subtle lighting, a butler's pantry & an office area completing the easeful lifestyle. French doors reveal the great outdoors with an entertainers deck overlooking a landscaped garden, flowering plants & a nearby oversized secure shed/workshop. Sophistication exudes in the main bedroom with an extensively fitted walk-through wardrobe to a ensuite par excellence, that hones on a sumptuous bath, followed by three further bedrooms, two with built in wardrobes. The family bathroom is something to behold with a skylight illuminating a bespoke curved frameless shower with the latest HydroSense shower heads. Picture perfect front gardens are all set for families with secure off-street parking & a full-size basketball hoop. With fantastic amenities such as ducted heating/cooling, feature fans, landscaped gardens, double glazed tempered glass, new roof, sealed attic storage, reticulating watering system, full laundry & more, you're in a period style cul de sac a moment's walk to Caulfield Park, in the Malvern Primary School & Glen Eira College zones, Glenferrie Road, shopping & transport.