

117 Booran Road, Caulfield South, Vic 3162



House For Sale

Wednesday, 26 June 2024

117 Booran Road, Caulfield South, Vic 3162

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 638 m2

Type: House



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\$2,400,000 - \$2,500,000

A home inspired by the storied Arts & Crafts movement, "Ornese" stands as a timeless testament to enduring elegance. Lovingly preserved and tastefully updated, the stunning double-brick bungalow celebrates its c1922 heritage across two well-planned levels, seamlessly blending historical charm and contemporary comfort to create a truly exceptional family oasis. Making a lasting first impression thanks to its striking façade with deep verandah, the residence opens to a magnificent foyer where high decorative ceilings, panelling, picture rails & intricately detailed cornices give a delectable taste of what lies ahead. A stunning curved, leadlight bay window is the focal point of the elegant formal lounge and dining room, which also boasts the first of the home's three exquisite ornate fireplaces, while a second bay window with sweet window-seat frames garden views from the master bedroom. Open plan in design with plenty of room for entertaining and relaxing, the rear living/dining zone is a fabulous space to enjoy with loved ones. Here, a well-equipped gourmet kitchen with dual-drawer dishwasher and 900mm freestanding oven will please avid hosts. Four additional bedrooms and three bathrooms ensure there is space for even the largest of families – one of the upstairs rooms enjoys direct access to a handy kitchenette making it ideal for guests or as in-law accommodation. A versatile study/nursery, full laundry with rear access, 6kw solar system including battery, ducted heating, cooling, and an easy-to-maintain alfresco area are all standout inclusions, while the corner-positioned home boasts both parking/garaging directly off low-traffic Rothschild Street. Close to Glen Huntly Road trams, the home is within moments of cafes, shops, Caulfield Racecourse and prized local schooling, including Glen Eira College, Kilvington Grammar, and Caulfield South Primary School. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.