

**31 Canterbury Rd, Camberwell, VIC, 3124**

**KAY & BURTON**

**House For Sale**

Wednesday, 25 September 2024

31 Canterbury Rd, Camberwell, VIC, 3124

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



Scott Patterson  
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## **'Carramah' c1909 - landmark grandeur & large-scale entertaining**

The illustrious legacy of renowned architects Ussher & Kemp reaches its pinnacle in 'Carramah' c1909, a meticulously restored and thoughtfully extended family jewel set on an expansive 2093 sqm approx. allotment with tennis court and pool in prestigious Golden Mile environs. A masterclass in Arts & Crafts design, 'Carramah' commands attention with its stately presence on the corner of Reubens Grove only moments to leading private schools and parkland.

A breathtaking stained-glass hallway on rare Kauri pine floorboards reveals a glorious formal sitting room with an ornate fireplace inglenook that extends to a grand formal dining room with both opening directly to the garden. Further is a versatile music room before a vast family zone on an oak parquet floor with separate living and dining areas flowing to a magnificent Calacatta marble kitchen appointed with the finest Miele and AGA appliances, Subzero fridge plus a fully-equipped butler's pantry.

First-class accommodation comprises of a huge four-part parents' retreat on the ground-floor (bedroom, study/hobbies room, ensuite, dressing room) complemented by a series of five further first-floor bedrooms, and a playroom or study, in separate adjoining wings with each including a deluxe bathroom. Other features include downstairs bathroom, full laundry with drying cupboard, zoned hydronic heating, ducted heating/cooling, double glazing, heated towel rails and magnificent heritage ceilings.

Privately and quietly set back beyond the road behind layers of greenery and an extensive stretch of lawn with a children's playground, French doors from multiple points open to a bluestone-paved entertainment terrace under a rose pergola linking to an outdoor kitchen with BBQ and fridge, external bathroom, a solar and gas-heated self-cleaning pool and a N/S floodlit Mod-grass tennis court an idyllic setting under streams of sunshine for wonderful family gatherings and large-scale events.

Also offers abundant storage, a storeroom, 40000-litre rainwater tank and a double carport with automatic gates. Enviably located near many of Melbourne's most esteemed schools including Camberwell Grammar, along with Burke Road/Camberwell Junction shopping, parkland trails, East Camberwell train station and trams, 'Carramah' presents a unrivalled opportunity for a family lifestyle of superior luxury, refined dual-level space and alfresco entertainment excellence.