



## 13 Albert Street CAULFIELD NORTH

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### Expansive Family Living With Exceptional Flexibility

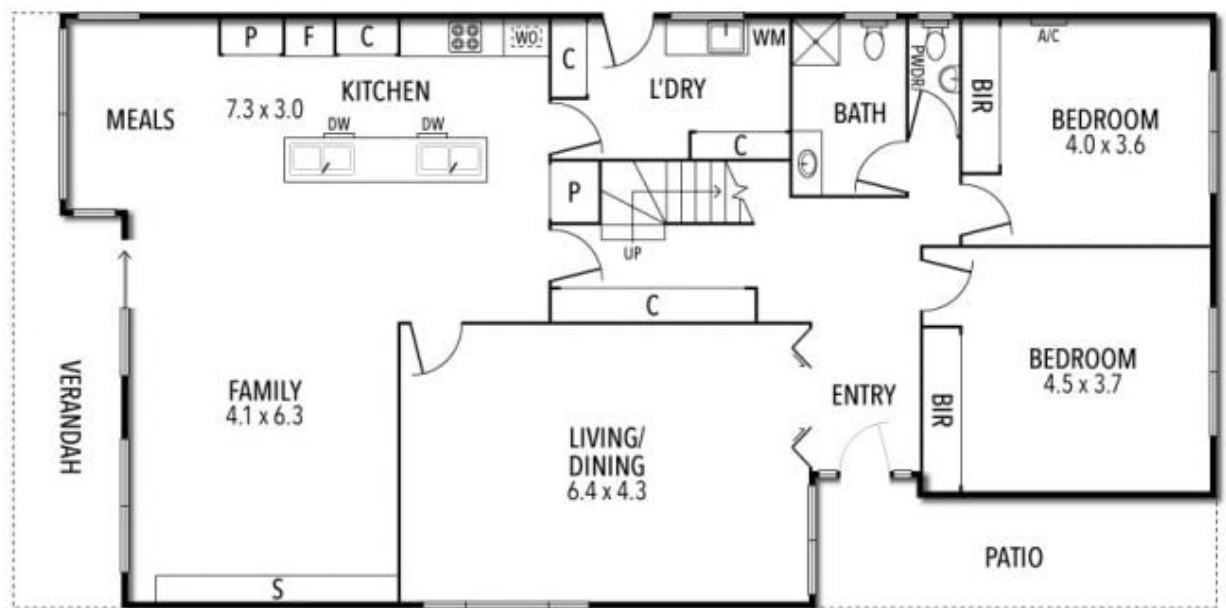
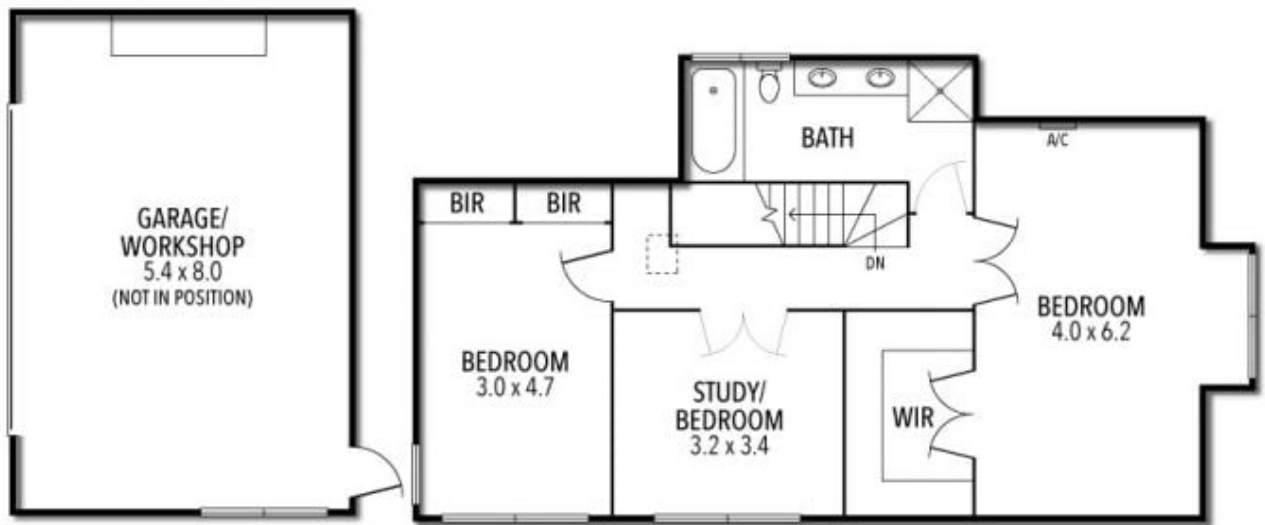
Designed for effortless living and exceptional entertaining, this generous 5-bedroom, 2-bathroom family home (on 612sqm approx.) delivers room for everyone to come together ? and space to retreat in absolute comfort. A formal lounge and dining room set the scene for elegant gatherings, while the expansive open-plan family and meals zone forms the vibrant heart of the home. Oversized windows flood the casual living areas with natural light and frame direct views of the generous rear garden ? the perfect backdrop for kids to play whilst remaining in sight. Featuring two sinks and two dishwasher, abundant storage and excellent bench space, the fully equipped kitchen is built for serious cooking, while a large laundry and dedicated home office (or optional fifth bedroom) add versatility for growing families. Positioned in a blue-chip, family-focused location, you're just moments from the open green expanses of Caulfield Park, Caulfield Junction shops/cafés, multiple tram routes and an array of highly regarded local schools. Additional highlights include a garage via ROW plus extra off-street car space, ducted heating/cooling and a rainwater tank connected to an automated irrigation system.

**\$1,925,000 - \$2,075,000**

Joey Eckstein  
0419419199  
jeckstein@wilsonagents.com.au

Abie Munz  
0425744902  
amunz@wilsonagents.com.au

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