

**1/10-12 Bertram Street, Elsternwick, Vic 3185**



**Sold Unit**

Wednesday, 3 April 2024

1/10-12 Bertram Street, Elsternwick, Vic 3185

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Aviv Samuel  
0395261999



Leor Samuel  
0395261999

## Contact agent

Enviably positioned in one of Elsternwick's most desirable cul-de-sacs, anchored by picturesque Gardenvale Park, this generously proportioned three-bedroom villa presents a light-filled interior with seamless indoor-outdoor connection. Occupying the sought-after front position of only seven behind secure intercom-monitored entry, this delightful single level is perfectly suited to market entrants or savvy investors alike. Bright & well-presented throughout, the spacious interior heroes a central open-plan living & dining that leads through glass French doors to a raised decked alfresco overlooking a garden lined with established front hedges for a leafy outlook & added privacy. The home's kitchen blends seamlessly into the living & dining, creating a lively hub of the home & is equipped with stainless-steel appliances of Bosch dishwasher & Westinghouse oven & gas cooktop. Two inviting bedrooms (one with built-in robes) are serviced by a central bathroom with separate bath, shower & toilet, while the home's primary bedroom enjoys a private ensuite & built-in robes. Additional features include a separate laundry, paved side courtyard, two automatic garages, central heating & cooling & split-system climate control in the living. Situated in this tightly-held pocket within the Gardenvale Primary School zone, enjoy walking distance to the shopping & dining spots of Martin Street, Gardenvale Station & Elsternwick Village down the road.