

# 10 Valley Park Grove, Eltham, Vic 3095

## Sold House

Tuesday, 28 May 2024

10 Valley Park Grove, Eltham, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 703 m<sup>2</sup>

Type: House



Alvy Buffon  
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**\$1,850,000**

From the bold and unique facade elevated above this whisper-quiet court to the meticulously finished interior and the enticing poolside alfresco precinct, every detail of this impressive home has been carefully considered. Owner-built with pride, perfection, quality, and craftsmanship to the fore, it has been tailored to meet the discerning needs of contemporary living and those who love to entertain. The ease of keyless entry introduces you to an interior where unmarked paintwork, solid Spotted Gum flooring, and quality carpet enhance the impressive luxury on offer. A carefully considered blend of form and function, the bespoke kitchen introduces granite bench tops over gloss cabinetry against a mirrored splashback and premium Miele cooking appliances. Sitting adjacent to the dining area, it anchors the living-meals drifting through large sliders to the alfresco area. Decked, covered and with speakers and a fan, it shares the backyard with a spa and a sparkling heated pool in paved surrounds, in a sanctuary for outdoor enjoyment. Complementing the living meals is an expansive rumpus room finished with surround sound, which enjoys a seamless transition to the alfresco area and a sound-proofed theatre room—perfect for a great night in! A fully tiled ensuite with a walk-in frameless shower and a designer vanity pampers the residents of the main bedroom, while an equally impressive bathroom complete with a freestanding bath, oversized shower and designer vanity treats the occupants of the three remaining bedrooms. A large study meets the needs of those looking to work from home without losing a bedroom! Integrated under the house, the oversized double garage, packed with storage options, shares the level with a gym. It can easily be reconfigured as a teen retreat or a workshop if desired. A short walk from Eltham High School and an easy walk to parks, bike tracks, and Bolton Street Village, Eltham's shopping, dining, café, and entertainment options, along with its transport choices, are just minutes away. The long list of extras includes a granite-finished laundry with fitted storage, ducted heating and evaporative cooling (zoned), ducted vacuum, integrated speakers in the living area, keyless entry, windows treated with Premium Eco Tint, underhouse storage, NBN connection, alarm system, water tanks, and garden lighting. **\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\***