

# 11 Dale Avenue, Eltham North, Vic 3095

## House For Sale

Wednesday, 12 June 2024

11 Dale Avenue, Eltham North, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1258 m2

Type: House



Daniel Leibowitz

0428812636



James Park

0472669703

**ESR: \$1,450,000 - \$1,550,000**

Expressions of Interest: Offers Close Monday 1st July at 5pm (Unless Sold Prior) Nestled on a generous 1258 m<sup>2</sup> allotment (approx) within the catchment area for St Helena College and Glen Katherine Primary, this family home introduces a highly appealing opportunity in a highly prized pocket. Flowing effortlessly on polished hardwood floorboards throughout, the perfectly presented interior introduces impressive dimensions for the whole family to enjoy. Anchored by a timber kitchen boasting a full suite of Asko appliances, including an integrated dishwasher, dual ovens and a cooktop sitting forward of a designer tiled splashback, the living-meals, finished with auto blinds, stretches through French doors to an equally spacious family living. A wall of double glazing invites you out to an extensive deck that overlooks the deep and wide rear yard and provides a sanctuary for outdoor living and entertaining against a back-drop of the setting sun. Complementing the living spaces is a supersized main bedroom that includes an ensuite boasting an oversize shower and timeless, subway tiled walls. Tucked away at the opposite end of the house are three further bedrooms that share a bathroom with a corner bath. Integrated under the house is a vast array of storage options, supplemented by a double garage and two sheds in the gated rear yard. Further extras include ducted heating, ceiling fans, split system units, plantation shutters, a butler's pantry/laundry, and a cubby. A short walk to Glendale Reserve and the bus, its lifestyle-friendly location puts it within easy reach of St Helena Market Place, the centre of Eltham, and the heart of Greensborough. \*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*