

**11 Wimborne Avenue, Mount Eliza, Vic 3930**

**lynch lynch**

**House For Sale**

Friday, 19 January 2024

11 Wimborne Avenue, Mount Eliza, Vic 3930

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 823 m2**

**Type: House**



Nicholas Lynch  
0411121356



Brodie Lynch  
0498985948

### **\$2.3 - \$2.53 million**

Perched above the Earimil Creek valley at the beach end of the Ranelagh Estate, this entirely redefined family residence mirrors the sophistication of its quiet setting, indulging the family in an oasis of space, style and serenity. Its extended facade creates a world unto itself with beautiful landscaping beyond a secure gated entrance, stepping up into an interior stretching across three entirely separate living zones, ideal for the growing family who craves individual space. An open-concept family space towards the rear enjoys the benefits of indoor-outdoor functionality, where a feature stone kitchen with quality appointments opposes dual French doors to a vast entertainer's alfresco and deck. Family practicality is further upheld by its four bedrooms and an enclosed study with an atrium view, perfect for working from home or adaptable as an additional bedroom. The main bedroom owns the upper floor, relishing painted sunsets through the treetops of the Earimil Creek valley and the nicety of a skylit dressing room and a twin-vanity ensuite. One of Ranelagh's most peaceful settings sits a brief walk from the Ranelagh Club and Beach, with the amenities of Mount Eliza Village, Peninsula Grammar and Toorak College only a short distance away. Additional features include refrigerated cooling, ducted heating, a double garage, and intercom entry.