

**12 Crawford Street, Mount Eliza, Vic 3930**



**House For Sale**

Tuesday, 28 November 2023

12 Crawford Street, Mount Eliza, Vic 3930

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 793 m2**

**Type: House**



Will Crowder



James Crowder  
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**Private Sale | \$2,300,000 - \$2,500,000**

Expansive dimensions and unbridled elegance define this luxury beachside residence, which parades a peerless coastal lifestyle with an impressive selection of living spaces, a suite of high-spec finishes and an entertainer's agenda. Immediately captivating beyond tall privacy hedging, the residence opens to a striking entry hall between a soaring ceiling and high-gloss white tiled flooring. Arresting architectural lines showcase a split-level layout with a choice of four living areas to be discovered. In the heart, a sprawling interconnected living and dining zone is encased in dual sets of bi-fold doors opening to a spacious covered barbecue deck. A sun terrace and lap pool add to the appeal, while the tranquil garden provides a safe space for children, grandchildren or pets to play. Boasting a butler's pantry and suite of premium appliances, the epicurean kitchen with stone peninsula, Ilve oven and induction cooktop and an integrated Miele dishwasher is a work of art unto itself. Beyond double doors, the capacious 5 metre master bedroom is adorned with a dressing room and a contemporary rainshower ensuite. The junior wing on the upper level provides a full second bathroom with steamy spa and a playroom/retreat on the mezzanine. On the lower level, the rumpus supplies its own powder room, making it ideal for entertaining, while the luxe formal lounge / home theatre invites quiet evenings over cocktails with friends or movie nights with the kids. Walking distance to Toorak College, the vibrant village and Canadian Bay Beach in one of Mount Eliza's most exclusive seaside pockets, this breathtaking residence comes with ducted Samsung ceiling heating and cooling inverters, surround sound inside and out, an intercom, ducted vacuuming, an integrated double garage with storage and workshop, extensive landscaping and garden lighting, irrigation, water tank and more. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.