

# 12 Stokes Place, Eltham, Vic 3095



## House For Sale

Tuesday, 14 May 2024

12 Stokes Place, Eltham, Vic 3095

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1098 m2

Type: House



John Le Gros  
0422608038

**\$1,120,000 - \$1,170,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 11TH JUNE AT 5PM (UNLESS SOLD PRIOR) Nestled within the prestigious Woodridge estate and sprawled over 1/4 acre (approx.), this serene private location offers a coveted lifestyle with breathtaking elevated views. This exceptional property provides an attractive option for families seeking a peaceful position with ample space for everyone. Enjoy the tranquillity from the vast front verandah, where you can have breakfast amidst the chirping birds or savour a sunset cocktail with your loved ones. Hosting large gatherings is effortless in the backyard, featuring a generous outdoor entertaining area, expansive lawn ideal for children's play, and an above ground swimming pool, including a brand-new automatic salt chlorinator system, with extensive decking offering panoramic views of the lush treetops. Inside, polished hardwood timber floors gracefully flow from the welcoming lounge area at the entrance to the relaxed living and dining space, enhanced by a wood heater that adds to the cozy ambiance. These interconnected areas seamlessly lead to a family-sized kitchen, featuring updated appliances and abundant bench and storage space, blending functionality with style. French doors effortlessly merge these spaces with the outdoors, offering year-round enjoyment. A carpeted study area/retreat connects with two bedrooms, providing the kids with their own private retreat. Meanwhile, parents will appreciate the secluded nature of the spacious master bedroom, located at the front of the home, and all serviced by a pristine family bathroom with a bath. Additional features include a split-system air conditioner, gas ducted heating, double garage, and extra off-street parking for trailers. From a location perspective, residents will appreciate living within this vibrant neighbourhood, with a scenic walking track just footsteps away, providing access to the area's popular network of parklands. Enjoy early morning walks with the family pet and weekend bike rides with the kids, keeping your family active and fit. Furthermore, easy access to Eltham Village shops and cafes, Eltham train station, and zoning to Eltham East Primary School and Eltham High School adds another layer of positive appeal.