

**12 Woodland Avenue, Mount Eliza, Vic 3930**

**lynch lynch**

**House For Sale**

Monday, 26 February 2024

12 Woodland Avenue, Mount Eliza, Vic 3930

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



Nicholas Lynch  
0411121356



Brodie Lynch  
0498985948

### **\$3.3 - \$3.63 million**

A true lifestyle masterpiece, where refined luxury and visionary design reign supreme atop one of the Golden Mile's most elevated vantage points. From its poolside perfection to its unparalleled Port Phillip Bay vistas stretching toward the horizon, this impeccable residence delivers the pinnacle of refined living, where elegance and grandeur converge and every moment is imbued with a sense of awe and wonder. A sandstone facade and polished oak floors begin its symphony of sophistication, encircling fireside living and dining areas around an artisan kitchen with a suite of Neff appliances through its island design and adjacent butler's pantry. Expand the living space into the sandstone and cedar indoor/outdoor entertainment room, where year-round enjoyment beckons with a kitchenette with ILVE Teppanyaki grills and gas fireplace, plus seamless integration to the fully tiled, heated, self-cleaning feature pool and spa terrace through walls of bi-fold doors. Every bedroom offers its own ensuite and walk-in robe, with the main suite and balcony providing an unparalleled retreat with bay views. Additional features include solar power, CBUS integration, irrigation system, back-to-base security system and cameras, zoned indoor/outdoor audio, heating and cooling throughout, a freestanding Weber BBQ hut, a double garage, and an impressive 16,000L water storage capacity. A realm of sheer perfection sits amongst the Mount Eliza elite, just metres from Toorak College, Canadian Bay Beach, and Mount Eliza Village.