

**125 Rutland Avenue, Mount Eliza, Vic 3930**



**House For Sale**

Tuesday, 12 December 2023

**125 Rutland Avenue, Mount Eliza, Vic 3930**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 843 m2**

**Type: House**



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**~ OFFERS INVITED ~**

This spectacular 4 bedroom family residence aligns striking architecture with superb tranquility in the tightly-held Ranelagh Estate, within easy walking distance to the iconic Mount Eliza Village precinct and a variety of stunning beaches. A blend of hardwood and engineered oak floors over two levels are softened by the combining of the natural elements of the outdoors with modern interior spaces. A sublime gourmet kitchen appointed with quality appliances overlooks the large open-plan living and dining room, leading out to a sun-filled, private alfresco dining zone. Indulge in the ultimate entertainers' oasis, where summer days will be filled with endless enjoyment by the swim spa, entertaining friends and family. Upstairs, two further living zones complete with gas log fires and convenient kitchenette, provide desirable family zoning, joined by the 4th bedroom and the indulgent master bedroom with chic ensuite and WIR. Entertain in the large covered alfresco zone, opening through sliding stacked doors, with views of Port Phillip Bay through the treetops. Two additional bedrooms reside downstairs, with a separate bungalow to the rear – perfect for guests, teens or a bonus gym room! A central bathroom and laundry complete the spacious floor plan. Generous features include an alarm and CCTV, electric security gates, two large water tanks, 20 solar panels with hi-tech inverter, ducted heating and reverse cycle cooling, window awnings and a lower-level double carport with additional purpose built boat ramp/storage with clamp. The Ranelagh Estate is one of the most tightly-held neighbourhoods in the area and was sensitively designed to complement the natural beauty of both the nearby coast and surrounding bushland. Now on the Victorian Heritage Register, The Ranelagh Estate is one of the only remaining neighbourhoods prevented from built-up developments.