

# 13 Acunha Street, Mount Eliza, Vic 3930



## House For Sale

Saturday, 20 April 2024

13 Acunha Street, Mount Eliza, Vic 3930

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



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**\$1,260,000 - \$1,350,000**

Perfectly positioned on a quiet street just 1.8km to the beach, this characterful property offers a sensational opportunity for renovation set on a large 1,012sqm (approx.) parcel of land. On a 50m deep block and boasting 3 generous living zones, 4 bedrooms and 2 bathrooms, whether you're planning to invest or move in there's plenty of space and potential here to create a fantastic family home, with the additional possibility of bay views from a 2nd storey addition (STCA). From the entrance hall, step into the main lounge with an elevated timber-panelled ceiling to enhance the sense of space, an A/C unit and an open fireplace. Expansive living continues in the light-filled family/meals room and timber kitchen with ample cabinetry and benchtops, built-in oven/grill, and ceramic cooktop. The adjoining sunroom is a 3rd living space wrapped in windows and glass doors, and offers flexibility such as opening it up for more alfresco living, or change to solid walls to create a very spacious garden lounge. To the front of the home, the master bedroom has dual WIRs and an ensuite with shower, vanity and toilet, while the 2nd bedroom includes built-in shelving. 2 further bedrooms both have mirrored robes, and are serviced by a bathroom with spa bath and vanity, plus separate toilet, and the adjacent laundry provides storage and garden access. Outside, the generous landscaped space offers peace and privacy, perfect for family playtime and keen gardeners. With established palm and fruit trees, a wide veranda, plus a handy garden shed, this will be a wonderful place to relax at the end of the day. The property also provides plenty of off-street parking including a double carport. This family-friendly location is approximately 1.2km to Kunyung Primary School, 1.7km to Peninsula Grammar, and around 2km to Mt Eliza Village. Disclaimer: In preparing this information, Element Estate Agents has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.