

**13 Baxter Street, Eltham, Vic 3095**



**House For Sale**

Friday, 8 March 2024

13 Baxter Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 903 m2**

**Type: House**



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**\$980,000 - \$1.07m**

Offering families the chance to take up residence in a popular yet peaceful Eltham pocket, this family focused home not only offers the space and position for an enviable lifestyle, but has room for additional modern touches or a complete contemporary renovation (STCA). Set upon a private and picturesque block, this traditional style residence features a large semi-formal lounge, dining and bright kitchen precinct with gas cooking and plenty of storage, plus a unique step down lounge or bedroom option with direct street access. Good-sized bedrooms include 2 with robes, the master has its own powder room, while all have proximity to the updated bathroom with large vanity and sleek modern shower tiles. Providing yet another place to relax, work or play, a rear sunroom and adjoining study/office is both convenient and versatile, connecting cleverly to an alfresco entertaining area and an abundant backyard with flourishing gardens, veggie patches and a garden shed. Gas heating, split-system air-conditioning, a carport and storage room/workshop are just some of the inclusions in a home ready for new owners to make their own. Incredibly positioned within walking distance to Eltham Primary School, Eltham High School and the Wingrove Park Trail, close to Bolton Street Shops, central Eltham shops, cafes and restaurants, Eltham Station and the Eltham Skate Park, as well as enjoying great connection to Main Rd, Bridge St, Fitzsimmons Rd, Foote St, Williamsons Rd and Eastlink.