

# 13 Caltowie Court, Research, Vic 3095

## House For Sale

Wednesday, 27 December 2023



13 Caltowie Court, Research, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 866 m2

Type: House



Aaron Yeats  
0400067024



Ashleigh Garch  
0402660934

**\$1,300,000 - \$1,400,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 6TH FEBRUARY AT 4PM (UNLESS SOLD PRIOR) Please note that Inspections for this property will not be available before the 13th of January 2024 Resting in a family-friendly court, this memorable home delivers impressive style and space, with a clever floorplan designed to adapt to your family's changing needs and lifestyle. Step inside to a generous living room with high ceilings and a cosy fireplace that becomes the focal point in winter, complemented by a neighbouring light filled space that is ideal as an office space, play space or formal dining area. Make your way through to an open plan family room, meals zone and a stylish kitchen appointed with a breakfast bar, stainless-steel appliances and terrific storage. Accommodation has been thoughtfully zoned and includes the secluded master bedroom with a walk-in robe and a sleek ensuite, sitting alongside a versatile home office/nursery/guest bedroom. In a separate wing, the kids have their own space with a large teenager's rumpus, two additional robed bedrooms and a modern bathroom featuring a relaxing freestanding bathtub and oversized rain shower. Flowing outdoors, the well-maintained backyard invites relaxation, highlighted by a covered alfresco zone with café blinds and endless room for the kids and family pets to play safely. Property highlights include ducted heating, split system air conditioning, new carpet, repainted interior, ceiling fans, plantation shutters, floating timber floors, a watering system, outdoor awnings, large under house storage, 2 water tanks and a double auto garage. Enviably positioned a short distance from Aqueduct Trail, Research Central, Eltham College and Little Scooters ELC, within the catchment zone for Research Primary School and close to Eltham Village and Train Station and numerous parks and walking trails.