

**13 Delmuir Close, Eltham, Vic 3095**



**House For Sale**

Saturday, 4 May 2024

13 Delmuir Close, Eltham, Vic 3095

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 872 m2**

**Type: House**



Jason Stepanow  
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**\$1.5m - \$1.6m**

Sale by SET DATE® Closing Tuesday 28 May at 5:00pm Carefully crafted to deliver maximum wow factor on a breathtaking 872sqm (approx.) allotment, this peerless five-bedroom residence transcends conventional living with its timeless Montsalvat-inspired design features, high-quality finishes and interaction with the picture-perfect landscape. Hidden among beautiful established gardens, refined luxurious living graces every corner of this exceptional family home, which boasts two large living areas, four bathrooms, study, evaporative cooling, five split-system units, Google Smart Bali Hut, 15-person heated outdoor spa, four decks, camera surveillance and the convenience of a lower ground-floor fifth bedroom/studio with ensuite. Intentionally designed and orientated to face north to capture the winter sun results in the home remaining warm throughout Melbourne's cold winters, while terracotta tiles throughout the enormous open-plan living domain and oversized open kitchen also absorbs the north-facing sunrays and releases the heat at night. Exposed Oregon timber beams, Tasmanian Oak flooring and an enclosed wood fireplace enhances the charm and character of the large living; direct access to the undercover alfresco deck makes indoor-outdoor entertaining possible. Featuring unobstructed tree-top views from the main bedroom's private deck, long-lasting Western Red Cedar cladding to the second storey, Colorbond roof and a double garage with a rear roller door, it's simply unmatched.