

# 13 Monclaire Court, Eltham, Vic 3095



## House For Sale

Thursday, 14 March 2024

13 Monclaire Court, Eltham, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 806 m2

Type: House



John Le Gros  
0422608038

**\$1,375,000 - \$1,475,000**

This exceptional mid-century modern residence crafted by Merchant Builders is sure to captivate with its intelligent use of space, inviting ambiance, and serene treed surroundings. Reflecting the distinctive design elements of Merchant Builders' consultant architect, the award-winning Graeme Gunn, the home has been tastefully updated while preserving the original mid-century features. Showcasing soaring timber-lined ceilings, a split-level layout, and garden views from every angle, step inside to a spacious living area bathed in morning sunlight. The living space is complemented by a stylish gourmet kitchen featuring a stone breakfast bar, premium appliances, and ample storage. The dining space extends into a generous second living area with stunning views overlooking the Woodridge linear trail at the rear, accompanied by a gas fireplace, creating the perfect setting for entertaining friends and family. Promoting an indoor-outdoor lifestyle throughout the seasons, there's a seamless connection to a vast decking area, including an undercover alfresco space ideal for basking in the sunshine amidst beautifully landscaped gardens that envelop the home and the Woodridge linear trail. Inside, the accommodation is thoughtfully designed, with a private master bedroom featuring a walk-in robe, a light-filled ensuite, a private terrace, and a study nook. Three additional bedrooms with built-in robes share a stylish and bright main bathroom. Notable features include a spacious downstairs workshop/storage space, a home office/study overlooking the kitchen, split-system heating and cooling, gas ducted heating, three garden water tanks, a double carport with lock-up storage and additional off-street parking perfect for a caravan or boat. Situated in the sought-after Woodridge area with direct access to the Woodridge Linear trail and a children's playground, this residence offers a pleasant walk to Eltham East Primary School (zoned) and the vibrant hub of Eltham Village and train station. Swift access to various local parks, public transport, Catholic Ladies College, Eltham High School (zoned), Greensborough Plaza, and beyond completes the attractive package.