

**13 Park West Road, Eltham, Vic 3095**



**House For Sale**

Monday, 15 April 2024

13 Park West Road, Eltham, Vic 3095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1105 m2**

**Type: House**



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## **\$1,000,000 - \$1,100,000**

Nestled in the serene enclave of Eltham, this timeless residence, occupying around 1105 m<sup>2</sup>, presents an enticing canvas for reinvention. Offering sweeping vistas of lush surroundings and brimming with potential, this property promises immediate allure. Awaiting your creative touch to refurbish and personalize, the home features four bedrooms with ample storage and two well-appointed bathrooms. The expansive kitchen, dining, and living area boasts sturdy timber fittings and a convenient walk-in pantry, seamlessly flowing into a welcoming family room that opens onto a sunlit entertainer's deck. With potential for future development (subject to council approval), notable amenities include ducted heating, evaporative cooling, polished timber flooring, a circular driveway, and a detached workshop or studio. Conveniently located moments away from Eltham's amenities including shops, schools, public transport, and train station - early inspection is highly recommended. Traditional residence ripe for renovation. Four bedrooms with built-in robes, two bathrooms, gleaming timber floors. Well-appointed kitchen/dining/living area with quality timber cabinetry and walk-in pantry. Expansive family room leading to a spacious entertainer's deck. Ducted heating/cooling, separate workshop/studio. Circular driveway, close proximity to shops, schools, public transport, and train station.