

13 Rutland Avenue, Mount Eliza, Vic 3930



Sold House

Tuesday, 15 August 2023

13 Rutland Avenue, Mount Eliza, Vic 3930

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 837 m2

Type: House



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Positioned in the esteemed Mount Eliza's Ranelagh Estate, timber accents elevate this architectural design. Positioned moments from the Ranelagh Club and beach, this home boasts the hallmarks of a coastal lifestyle from airy proportions to a show-stopping entertainment domain. Suggesting potential as a holiday home, oversized proportions and a proximity to the prestigious education of Toorak College and Peninsula Grammar offer instead a permanent residence with bay views on the horizon. Soaring ceilings, generous windows and intelligent zoning ensure the flexibility of dual living areas. Framing a view of Port Phillip Bay, surround sound and high-quality timber window frames elevate the comfort of a formal living space. Concealed beyond bi-fold doors, timber flooring introduces dining space beneath soaring ceilings, balanced by the warmth of a slow combustion fireplace within the second living room. Stone benchtops define both kitchens indoors and out with a mains gas connected barbecue completing a suite of Miele appliances inside. Positioned beneath the roofline, timber decking presents an all-weather alfresco with zip track blinds and a gas fireplace ensuring genuine comfort. Enjoying the glistening aspect of a solar heated salt-chlorinated pool the rear yard continues with shaded play space and side access allowing secure parking for all the toys. Each complete with ducted heating/cooling and ceiling fans, two robed bedrooms share a bathroom of original elegance. Echoing street views through floor-to-ceiling windows the master bedroom features a walk-through wardrobe and double vanity in the ensuite. Completing the floorplan a dedicated home office reveals a built-in desk/cabinets before split-system air conditioning continues interior comfort. Positioned below the residence an oversized double garage allows workshop space to complement an abundance of storage.