

**14 Old Eltham Road, Lower Plenty, Vic 3093**



**House For Sale**

Friday, 22 December 2023

14 Old Eltham Road, Lower Plenty, Vic 3093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 864 m2**

**Type: House**



James Bird

0418219883

**\$1,150,000 - \$1,250,000**

Set on a wonderfully enticing 864m<sup>2</sup> allotment (approx) in a blue-ribbon position backing onto the 5th fairway of the Heidelberg Golf course, this single-level home delivers an exceptional opportunity to renovate, rejuvenate or rebuild (stca). Livable or lettable, it presents a rare chance thanks to a boundary along the 5th hole and gated access to the course. You can listen to the sounds of birdlife backdropped by the faint "thwack" of golf balls while taking your time to make plans to turn a perfect past into a fabulous future! 864m<sup>2</sup> allotment (approx) | Three bedrooms | Family bathroom | Open study | Large living-meals | Slate floors to living | Gas log fire | Split system unit | Modern kitchen | Garage | Laundry with storage | Covered entertainment area | Reclaimed red brick alfresco space | Literally footsteps from Lower Plenty Village | backing onto the Heidelberg Golf and Bowls club providing great ease of access for members of the club to the course, bowls rink, dining facilities and clubrooms| Live in or let out while you decide the future | THINGS WE THINK YOU'LL LOVE:- Footsteps to Lower Plenty Village, the choice of supermarkets will become your pantry. And you can walk home with the takeaway before it gets cold- Walking the kids to the primary school, then grabbing a coffee at the Village or the bus to the station- The wide-open spaces and manicured outlook of a golf course on your boundary (and it's whisper quiet at night)- A three-bedroom home and an 864 m<sup>2</sup> allotment (approx.) presents a brilliant blank canvas to renovate or rebuild (stca)