

141 Arthur Street, Eltham, Vic 3095



House For Sale

Friday, 3 November 2023

141 Arthur Street, Eltham, Vic 3095

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 967 m2

Type: House



Tom Kurtschenko
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Trent Grindal
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\$1,200,000 - \$1,300,000

EXPRESSIONS OF INTEREST CLOSING MONDAY 4TH DECEMBER AT 6PM (UNLESS SOLD PRIOR) In a treed setting abutting Pauline Toner Butterfly Reserve and Woodridge Linear Trail, this well-presented home delivers many lifestyle benefits in a sought-after neighbourhood. Warm timber accents feature in the spacious living room enhanced by a toasty open fireplace, extending through to a dining zone and a gourmet kitchen featuring an island breakfast bar, a 900mm stainless-steel oven/gas cooktop, a dishwasher and terrific storage. Head upstairs to find the master bedroom with an ensuite, walk-in robe and access outdoors, a versatile home office/bedroom and a central spa bathroom. Two additional robed bedrooms are placed on the upper floor and enjoy a peaceful treed outlook. Adding to the appeal is a fully self-contained 1-bedroom cedar cottage with a verandah, ideal for guests, teenagers or an income stream. With a current lease in place for \$310 per week the unit can be purchased with ongoing lease or available with vacant possession. Recreation and relaxation are well taken care of, with a seamless indoor-outdoor flow from the main living areas to a covered deck and paved alfresco zones bathed in sunshine. Property highlights include ducted heating, evaporative cooling, modern flooring, a versatile laundry/bathroom combo, under-house storage, a shed and a double carport. Located in the peaceful Woodridge Estate, the home is zoned for Eltham East Primary School and Eltham High, and moments from the heart of Eltham Village with popular cafes, restaurants and a railway station, numerous local parks, walking trails, sports, and recreational facilities.