

**16 Acacia Street, Elsternwick, Vic 3185**

THE AGENCY

**Sold House**

Thursday, 21 March 2024

16 Acacia Street, Elsternwick, Vic 3185

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 344 m2**

**Type: House**



Brendan Walker  
0459763955



Paul Manczak  
0404398145

## Contact agent

Positioned for convenience, this free-standing family-sized residence offers a blend of comfort and practicality in a sought-after Melbourne locale. Natural light abounds in this modern, two-story home with all living areas and the upstairs bedrooms featuring a northerly aspect while the private, low maintenance back and front yards enjoy sun all year round. With three bedrooms plus a study, or queen-sized fourth bedroom, and three bathrooms there's ample room for a growing family. An expansive formal dining room, perfect for family gatherings, and a second living room enjoy a northern garden outlook. The central main bathroom, plus recently updated separate laundry, leads out into a convenient drying courtyard, while there is ample under-stair storage. A recently renovated kitchen features stone benchtops and stainless-steel kitchen appliances and adjoins a sizeable open-plan lounge area. Upstairs are the second and third bedrooms, both with built-in robes and adjoining a family/rumpus room. The front of the home boasts a master suite that rivals some apartments in size, with generous walk-in robes, an ensuite with twin vanity, separate toilet, bidet, built-in robes, and a dressing room. Parking is available for four cars, with a double lock-up garage, plus off-street parking for two. Walk to almost everything, with every modern convenience available at your fingertips. Enjoy a meal or drink at one of Ripponlea's many cafes or bars or indulge your senses at the award-winning Attica restaurant. Mere meters away is the enchanting historic Rippon Lea estate, the perfect place to enjoy a walk through nature or spend an afternoon relaxing under the shade of a tree. Both tram and train are only a short walk away, and your choice of three supermarkets and a variety of specialty stores are even closer still. Your choice of schools is vast, with the home being in close proximity to Caulfield Grammar, Shelford Girl's Grammar, and Elsternwick Montessori to name just a few. Other details include ducted heating and cooling and ducted vacuum system. If you are looking for a family house with space to live and grow, in a location that offers the best of Melbourne, look no further. Turn the key; you've found your new home.