

**18 Seymour Avenue, Mount Eliza, Vic 3930**

**COASTAL**  
AGENTS

**House For Sale**

Friday, 8 March 2024

18 Seymour Avenue, Mount Eliza, Vic 3930

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3195 m2**

**Type: House**



Liz Todd

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**\$2,250,000 - \$2,475,000**

A captivating package on 3/4 acre (approx) literally footsteps from Mt Eliza village, this Mediterranean-inspired home overlooking the bay enchants with its peace, privacy and potential redevelopment opportunities (Subject To Council Approval) in this blue-chip beachside location. Beyond a Spanish-style gated entry portico, the wonderfully well-preserved abode is brimming with old-world charm. A series of arched walkways transport you from room to room as you discover two charming living areas and both formal and informal dining zones. The central kitchen features a pressed-metal splashback, induction cooktop, dual Euromaid ovens and a stainless-steel dishwasher, while a long interconnecting cocktail bar with servery to the formal lounge is ideal for weekend hosting. Glass doors off both living spaces open to a well-positioned central patio with an elevation to capture a verdant view across a canopy of neighbouring trees to Port Phillip Bay. The expansive lawn spills down to an inground swimming pool lightly shaded by palm trees and Ballar Creek well beyond, while a sublevel home office with separate entry is an added bonus for artists, writers, musicians or those who work remotely. Cradled in the bowl of a quiet court mere metres to the restaurants, cafes, bistros and boutiques of the ever-bustling village, a savvy eye will immediately spot the opportunity for a possible subdivision, extension or even a brand new residence (Subject To Council Approval). Close to a choice of excellent schools and golden beaches, the residence includes a master ensuite, second bathroom with spa/shower combo, a powder room, split-systems, ducted heating, solar panels and a triple garage. Disclaimer: In preparing this information, Coastal Agents has relied in good faith upon information provided by third parties and has made best endeavours to ensure that the information is accurate. However, the accuracy of the information provided to you (whether written or verbal) cannot be totally guaranteed. If you are considering the purchase of this property, please make all necessary enquiries to satisfy yourself that all information is accurate.