

**2/10 Walsh Street, Eltham, Vic 3095**



**Unit For Sale**

Tuesday, 30 January 2024

2/10 Walsh Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 509 m2**

**Type: Unit**



Brett Greig



Phil James  
0408008007

**\$740,000 - \$780,000**

Privately positioned at the rear, this single level brick unit enjoys a generous 509sqm block with an expansive backyard, ideal for first homebuyers, investors, or those looking to downsize without compromise. Presenting an invitingly low maintenance lifestyle in a peaceful and convenient location, the home is set just a short stroll from buses, local Bolton Street village shopping, and lush Barak Bushlands Reserve. Montmorency South Primary School and Eltham High School are both within easy walking distance, while an array of parks and walking trails are moments away, with Eltham Lower Park, Yarra River's Main Yarra Trail and Westerfolds Park all close by. For seamless city access, both Eltham and Montmorency Stations are a short drive away, with the side-by-side Eltham Town Square and Eltham Village shopping precincts offering three major supermarkets. An open plan living area with a soaring pitched ceiling is awash with natural light via full height windows, flowing to a tiled meals area. Adjacent, an expansive elevated alfresco area provides ample space for year-round outdoor dining, overlooking a spacious and secure backyard. The airy kitchen includes a gas cooktop, generous storage with a large corner pantry, and a breakfast bar. Three carpeted bedrooms are complemented by a central bathroom with a separate bathtub. Featuring split system air conditioning, gas ducted heating, and security screen doors at front and rear, the home also includes an oversized carport and a lock-up garden shed.