

2 Shalbury Avenue, Eltham, Vic 3095

Sold House

Friday, 3 May 2024

2 Shalbury Avenue, Eltham, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 893 m2

Type: House



Daniel Brittain
0433066217



Soul Suzuki
0427120295

\$1,426,000

SOLD BY Morrison Kleeman - Expression of Interest Closing Wednesday 29th May at 5:00pm Nestled on a generous 893m² corner allotment (approx.) within easy reach of Eltham's vibrant shops, charming cafes, entertainment venues, transport options and schools, every aspect of this renovated home has been carefully considered and actioned with meticulous attention to detail and flair. Totally rejuvenated with a clear commitment to Passive House principles, it has achieved thermal comfort with minimal heating and cooling by using insulation, European triple glazing, and heat recovery ventilation system. It also has the added sustainability of solar PV and a battery Tasmanian Oak floors feature throughout a fabulous, functional floorplan where an expansive, open-plan living zone anchored by a stone-finished kitchen appointed with a full suite of premium Bosch appliances seamlessly blends into zoned accommodation choices. At one end, you'll discover a study and a main bedroom with a fitted built-in robe and a luxurious stone ensuite, while at the other are two further bedrooms, both with fitted robes and sharing a deluxe, stone-detailed family bathroom with a walk-in shower. Complementing the indoor spaces is a generous decked entertainment area. Covered for year-round use, it steps down to a lush, child and pet-friendly lawn, fenced and gated for peace of mind! The double carport becomes another covered entertaining area with pizza oven and opens to a versatile gym/workshop/studio/lock-up store room (depending on your needs). Together, they lead to a list of extra features, including a laundry with abundant storage solutions and a clever drying rack, wood-fired heating, a split system unit, ceiling fans, a water tank, an irrigation system, and a shed.***PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS***Enter via Main Road