

# 20 Hopetoun Grove, Eaglemont, Vic 3084

## House For Sale

Tuesday, 14 November 2023

Miles  
EST. 1924

20 Hopetoun Grove, Eaglemont, Vic 3084

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 590 m2

Type: House



Mark Britt  
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Stewart Oldmeadow  
0412119277

**\$2,650,000-\$2,750,000**

The most beautiful balance of family spaces and lifestyle features extend inside and out of this highly-impressive residence designed for superbly-zoned living and seamless all-seasons entertaining. Renovated, extended and elevated with upper-level views to the city skyline, a gorgeous rose-lined garden with layers of greenery frames this attractive 1920s home where a family can relax in a carefully-considered setting that's quiet, private and filled with natural light. Period character merges with excellent modern quality as the layout unfolds from a paneled entrance on polished floorboards to an elegant sitting room, executive study or bedroom and an exceptional parents' retreat featuring a walk-in robe, drawers' dresser, shoe cupboard and a stylish ensuite. An upstairs children's wing includes three large bedrooms (BIRs, ceiling fans), powder room, family bathroom and a lounge/study, while further at ground-level is a second powder room before an amazing indoor-outdoor family oasis. Here, in an expansive open-plan setting, a dining area with fitted seating flows to a magnificent Carrara marble gourmet kitchen (Belling double-oven stove, ASKO dishwasher, Belfast sink, walk-in pantry and cafe windows) that overlooks a stunning living area with a Jetmaster open fireplace and wide stacker doors. Expansive timber decking under an automatic retractable awning leads to a sparkling solar-heated swimming pool and a landscaped firepit terrace all secluded and sun-splashed amidst leafy established garden. Additional attributes include full laundry with a drying cupboard, ducted heating/cooling, split-system air-conditioning, plantation shutters, versatile powered storeroom, rainwater tank and carport. Ideally situated for an active family at a premier address close to Eaglemont and East Ivanhoe Village cafes, Ivanhoe's vibrant retail-restaurant precinct, local primary and private schools, train station, parklands and the Austin and Mercy Hospitals. Miles Real Estate.