

**22 Coolabah Drive, Eltham, Vic 3095**



**Sold House**

Wednesday, 25 October 2023

22 Coolabah Drive, Eltham, Vic 3095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 937 m2**

**Type: House**



Rhys Burke

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**\$1,080,000**

Radiating country charm with its ranch-style design on an elevated 937sqm (approx.) block, this immaculately-kept four-bedroom home offers family comfort in a desirable family-oriented location. Soak up the northern sunshine in the welcoming formal lounge on entry whilst enjoying the warmth generated by the large open fireplace; the integration between the central family living and wraparound verandah accessing a large side deck is sure to come in handy when entertaining. Catering for such occasions is a breeze in the modern family-sized kitchen – and with a 900mm stainless steel cooker, stone benchtops and easy-to-clean splashback, it's also a statement of style! The fact that all four bedrooms (stylish ensuite to master) are successfully separated from the main living areas means you can put the kids to bed without disturbing them while entertaining; when they rise from their slumber, they'll be keen to burn off all that energy in the large grassed backyard or at Coolabah Reserve, which is just footsteps up the road. Enhanced with ducted heating, modern bathroom, polished timber floors, workshop, solar panels and plenty of off-street parking, start your family's next chapter moments from schools, transport, scenic walking/bike trails, Edendale Community Environment Farm and Eltham Village shops and cafes.