

# 22 Rutland Avenue, Mount Eliza, Vic 3930



## Sold House

Friday, 15 March 2024

22 Rutland Avenue, Mount Eliza, Vic 3930

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 815 m2**

**Type: House**



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**\$1,400,000**

Superbly situated for lifestyle lovers in footsteps to both the village and beach, this classic stilted beach house on 815m<sup>2</sup> (approx) is abounding with opportunity to reimagine into your dream seaside sanctuary gazing out across Port Phillip Bay. Set amid a playground of coastal spoils in exclusive Ranelagh Estate, the property is a short walk to the Ranelagh Club, tennis courts, cafes, restaurants, boutiques and surrounded by a choice of excellent public and private schools, which will appeal to families, retirees and holidaymakers equally. The well maintained three-bedroom home is certainly habitable or rentable as you await plans and permits for your greater vision and features a luminous living area flanked by a long balcony overlooking the ever-changing bay. A sizeable galley kitchen is fitted with a Smeg stainless-steel oven, Westinghouse dishwasher and a step-in pantry, while a rumpus room on the ground level would also make an ideal home office with its own external door and sliding glass to the garden patio. A short zip to Frankston city centre and Mornington's beloved Main Street and around 50 minutes' commute to Melbourne, the property includes a master ensuite, second bathroom, split-system heating and airconditioning, double carport, garden shed and expansive flat lawn.