

# 22 Seymour Road, Elsternwick, VIC, 3185

## Sold House

Thursday, 13 April 2023

22 Seymour Road, Elsternwick, VIC, 3185

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Sven Fischer



Bill Stavrakis

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## A Privileged Position Adjacent Harleston Park For This Architecturally Designed Home

Whether you're a kid or simply a kid at heart, this would have to be the most exciting opportunity for an active family to enjoy all the benefits of this unique lifestyle in the districts most sought after spot. Enjoy evergreen vistas from every room. The space, light and tranquillity that this outstanding 4-bedroom plus study, 3-bathroom freestanding home offers can only be fully appreciated with your personal tour of the home and 576m<sup>2</sup> landscaped garden allotment.

- Enter via a private driveway with remote, intercom entry off Seymour Road
- Superb, landscaped garden with alfresco living area and lush surrounds
- The entrance hall leads into open plan living and dining area with favourable northern aspect
- A well-appointed kitchen with vast granite countertops, 900mm Ilve range and abundant storage is ideal for families
- Intimate formal living and dining area with feature open fireplace
- A 3rd living area upstairs is perfect for teenager's retreat/breakout space
- 4 excellent bedrooms with BIR. The Master also features a tiled ensuite and dressing room
- 5th bedroom/study accommodates in a very flexible manner
- 2 tiled family bathrooms. One downstairs and one upstairs.
- Separate laundry with direct access to tandem garage for 2 vehicles. Further to this there is
- ample parking for a 3rd, 4th or 5th vehicle behind the secure gated entry.
- Creature comforts include hydronic heating throughout, ceiling fans, recently decorated throughout in neutral decor, landscaped gardens, and a whole lot more.

Walk to city bound transport, a variety of elite schools, Glenhuntly Road bars, boutiques, cafes, Classic Cinema, New Coles Supermarket, Ripponlea village and so much more!