

**22 Silverdale Road, Eaglemont, Vic 3084**

**Nelson Alexander**

**Sold House**

Wednesday, 17 April 2024

22 Silverdale Road, Eaglemont, Vic 3084

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1051 m2**

**Type: House**



Liz Walker  
0394902900



James Labiris  
0394902900

**\$2,800,000**

Set back from the street on an enticing 1,051sqm (approx.) allotment, this immaculate family residence in a prime Eaglemont Village locale offers all the hallmarks of valuable real estate: position, proportions, and plenty of future potential! Much loved by the same family of over 27 years, generous accommodation through its five bedrooms, three bathrooms and multiple formal/informal living and dining rooms ensures floorplan practicality and harmonious family living. Retaining all the elegance of the Californian Bungalow style, soaring ornate ceilings, a wide entrance foyer and timber hardwood floors encapsulate the welcoming warmth of the home, complemented by beautiful natural light throughout. A large entertainers' kitchen features ample storage and premium Bosch dual ovens, adjoining the bright meals area with dramatic vaulted ceilings and a terrific outlook across the large undercover deck and sprawling rear garden. Perfectly primed for endless family entertainment and recreation, perhaps even the addition of a swimming pool (STCA), outdoors presents exciting potential to bring a multitude of creative enhancement options to life. Other impressive highlights include a variety of established fruit trees, 9000litre water tanks, full irrigation system, 9km solar panels, external laundry, heating/cooling and ample off-street parking as well as carport & garage/workshop plus integrated turning circle driveway. Immediately comfortable and with terrific scope for future extension/refurbishment, this prized residence celebrates a sought-after location to match: stroll to the boutique shops and cafes of Eaglemont Village, plus Eaglemont train station, popular Grammar schools, Chelsworth Park and Ivanhoe shopping all within easy reach. It's the one you've been waiting for! Conjunctional Agent: Tom Ryan Vendor Advocacy Tom Ryan: 0413 872 550