

# 23 Villiers Street, Elsternwick, Vic 3185

## Sold House

Friday, 11 August 2023

23 Villiers Street, Elsternwick, Vic 3185

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 514 m2**

**Type: House**



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**\$2,490,000**

A once in a 50-year opportunity to secure this eminently liveable and highly desirable 4-bedroom solid brick Victorian home that is perfectly positioned on an elevated garden allotment of some 514m<sup>2</sup> with exceptional ROW access. Having been recently decorated throughout in contemporary tones, and with polished floorboards throughout, this spacious instantly appealing home is set for the next chapter. Walk to Elsternwick village boutiques, cafes, restaurants and bars, Classic Cinema, Elsternwick rail station, Ripponlea village, Harleston and Elsternwick Parks, Caulfield & Melbourne Grammar Schools, Shelford Girls Grammar as well as a host of other elite schools are all within easy walking distance of the front gate. • Impressive traditional bullnose veranda with iron lacework • Wide arched entrance hall with recently polished floorboards • 4 superb double bedrooms with BIR • Glorious formal sitting room with beautiful bay window, open fireplace and joinery • Well-appointed entertainers' kitchen with stone countertops, ample storage, stainless steel appliances, adjacent informal dining area • Modern tiled bathroom, separate WC and individual laundry. Rustic 'old world' outdoor loo! • Features include traditional open fireplaces, deep cornices, ceiling roses, bay window, glorious period detail throughout. • Creature comforts include, separate AC, heating, two garden sheds and more.