

# 24 Dale Avenue, Eltham North, Vic 3095

## House For Sale

Thursday, 18 April 2024

24 Dale Avenue, Eltham North, Vic 3095

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



James Morrison  
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Peter Kleeman  
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**ESR: \$1,400,000 - \$1,500,000**

Expressions of Interest - Offers closing Tuesday the 14th of May at 5.00pm (unless sold prior). Offered to the market for the first time in five decades and meticulously maintained in that time, the timeless design of this instantly impressive home presents an enviable opportunity for families seeking space, serenity, peace, and practicality! Brilliantly balancing thoughtfully zoned living and accommodation options in a layout that was ahead of its time, its sensational proportions, and lush garden aspects 1012m<sup>2</sup> (approx.) create a welcome sanctuary for large families. Warm, welcoming, and fitted with timeless neutral tones, the fabulous, functional floor plan offers living spaces, including a generous lounge under soaring cathedral ceilings infused with natural light through clerestory windows. It is complemented by a living-meals overlooked by a kitchen introducing an induction top, integrated microwave, stainless steel oven and plenty of storage and preparation solutions. Further spaces include a rumpus/retreat and a flexible, versatile multi-purpose room. Currently used as a home office with multiple workstations, it would quickly adapt to use as a theatre room with minimal effort. Boasting retreat size dimensions of its own the main bedroom includes a fitted walk-in robe, box room and a spa ensuite. A second bedroom with an ensuite would be ideal for guests or multi-generational living, while the remaining two bedrooms share the family bathroom. Multiple exit points through glass sliders link the internal spaces to a combination of paved and decked outdoor areas in lush garden surrounds. Ducted heating and vacuum, multiple split system units, laundry with storage, formal dining room, guest powder room, and remote triple car garage with workbench garage add further appeal. A location opposite Glendale Reserve, minutes from the centre of Eltham and within the coveted catchment area for St Helena College and Glen Katherine Primary, underscores an unmissable opportunity.