

**24 Elder Parade, Essendon, Vic 3040**

**House For Sale**

Saturday, 13 April 2024

24 Elder Parade, Essendon, Vic 3040

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 390 m2**

**Type: House**



Simone Tramontana  
0393759375



Milo Rasinac  
0393759375

**\$1,980,000 - \$2,150,000**

An exercise in understated luxury, this sublimely renovated family home will delight the discerning purchaser. Feature flooring, high ceilings and outsized glazing lend a grandeur to a home that has artfully blended original character with contemporary liveability. The classic period façade, traditional garden and distinctive fountain complement a tightly held streetscape steeped in history. Layered through with natural elements of marble, stone and solid timber and peppered with bespoke cabinetry and clever storage options throughout, the property features two sizeable downstairs bedrooms, each with mirrored robes, one with bay window seat, serviced by a massive family bathroom boasting standalone soaker tub and huge frameless shower. Step down to an open study/home office and generously proportioned lounge/dining with cosy gas log fire and stacker door out to the rear deck and garden. A superbly appointed kitchen contains 900mm Technika oven and gas cook top, dishwasher, large marble island/breakfast bar and ample storage. Upstairs, an enormous master suite provides a haven from the everyday with lounge retreat, walk-around dressing room and built-in dressing table, while the dual accessed ensuite with its feature marble shower wall, underfloor heating, heated towel rail and relaxing soaker tub, is shared with the 4th bedroom (BIR's). Further drawcards include practical laundry, low maintenance garden, gas and solar heated lap pool and spa, 22000 litre underground water tank, C-Bus home control system, 2 x dual cycle heating and refrigerated air-conditioning units, ducted vacuum, TV intercom, security, electric driveway gates and two off-street parking spaces. This highly coveted location is walking distance to Essendon Station, Rose Street shops and cafes, Mt Alexander Road trams, green spaces and elite schools.