

**24 Ellad Close, Vermont, Vic 3133**



**Sold House**

Wednesday, 21 February 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 594 m2**

**Type: House**



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**\$1,075,000**

Peacefully positioned within a tranquil cul-de-sac on a full sized 594sqm block, this classic single level brick home is situated within the prized Vermont Secondary College zone. With a wide street frontage of over 18m, the home presents a thrilling opportunity for those looking to build a brand new dream home (STCA) or to enter a highly sought-after location for growing families. Set within easy walking distance of buses, Adrian Danaher Reserve and View Road Playground, and enjoying rare dual zoning for both Rangeview Primary School and Vermont Primary School, the home is also set just moments from local Vermont shopping and restaurants, lush Campbells Croft Reserve bushland, Dandenong Creek Trail, Rangeview village shopping and Mitcham Station, with the nearby EastLink offering direct access to both the city and peninsula. A spacious living room is filled with natural light via north-facing windows, flowing to a generous separate dining area. Adjacent, an expansive kitchen features a 900mm gas cooktop, a wall oven and a dishwasher, with strong scope for updates if desired. At the rear, the gardens include a lawn with low maintenance leafy borders and an undercover paved area. Three bedrooms include two equipped with built-in wardrobes, with the master also offering split system air conditioning and a private ensuite. The home also offers a central bathroom with a separate bathtub, a separate W/C, and a laundry with direct outdoor access. Featuring gas ducted heating, split system air conditioning, ceiling fans, external shade blinds, a security screen front door, accessible ramp access, a second W/C with access from the garden, and a large lock-up shed, the home also includes a carport plus space for additional off-street parking.