

**25 Ellington Street, Caulfield South, Vic 3162**

**House For Sale**

Wednesday, 12 June 2024



25 Ellington Street, Caulfield South, Vic 3162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 410 m2**

**Type: House**



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**\$1,775,000 - \$1,950,000**

Experience an elevation of low maintenance quality and high end design in this owner builder's 3 bedroom 2.5 bathroom contemporary residence. Architect designed with the refinement of 3m approx. ceilings, Black Butt timber floors, high skirting boards and tall doorways, this executive home is a statement of excellence on an elevated single level. Greeted by a manicured garden, this premier home showcases an elegant open plan lounge and dining area with cocktail cabinet and sliding glass doors to a wide west-facing deck which floats above the garden borders; a superb granite kitchen with Asko cooktop, Neff oven, Qasair rangehood and deep butler's pantry; an oversized north facing main bedroom with fitted walk in robe and sumptuous dual vanity ensuite; 2 beautiful rear bedrooms (built in robes) serviced by a sparkling shared ensuite; a swish powder room and full size laundry with a full height wall of storage and access to the clothes line. Enhanced with plantation shutters, quality blinds and electric external shades on the western side, this thoughtfully considered home is complete with Lennox ducted heating/air conditioning, heated towel rails, a ceiling fan, an alarm, instant hot water, a rainwater tank and internal access to a double auto garage via Alder Street. In a quiet pocket, footsteps to Princes Park, the Hawthorn Road tram and The Japanese School of Melbourne, a short walk to Glen Huntly Road shops and Caulfield Primary School, while moments to independent schools and Elsternwick station.