

25 Rothesay Avenue, Elwood, Vic 3184

 **RE/MAX**

Sold House

Friday, 3 November 2023

25 Rothesay Avenue, Elwood, Vic 3184

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Contact agent

With its undeniable charisma, this attractive freestanding double-fronted Edwardian residence offers a spacious three-bedroom plus studio layout, as well as flexible interior dimensions and exquisite landscaped surroundings to impressively accommodate all stages of family life. Beyond the captivating and lush exterior, the central hallway showcases three spacious & elegant bedrooms and a beautifully lit central bathroom. This includes main bedroom with an adjoining nursery/retreat, where the peaceful ambience is enhanced by open fireplaces and high ceilings, creating an enchanting charm. Timber floors gracefully connect to the rear open-plan living and dining area, featuring a well-appointed kitchen with stainless steel appliances and stone countertops and offering a light-filled domain of relaxation and entertaining appeal. Sliding doors open the living to a sizeable red-brick patio and a stunning & picturesque private garden backdrop. Mature fig, Crepe Myrtle and Jacaranda create a natural canopy in the spring and summer, whilst ever-changing colours and native fragrances form an idyllic backdrop to relaxation and play within the lawned yard. A studio, separate from the main home, is perfect for creating, working uninterrupted, or as a guest room, with double glazing, split system comfort and porch. Perfectly situated within minutes walking distance to Tennyson Street shops, Ormond Road shopping, Ripponlea Village as well as Acland Street cafes & dining, the beach, Elwood Primary and Secondary College, Poets Grove Childcare centre, farmers market, the canal and Point Ormond lookout - where you can capture Melbourne's most admired sunsets. Highlights include hydronic heating, split system heating/cooling units, dark-stained timber floors, separate laundry with a second WC, attic storage, vegetable/herb garden, irrigation and easy off-street parking for up to two vehicles via side driveway. Land size: 440sqm (approx.)