

**26A Kendall Street, Elwood, Vic 3184**



**Townhouse For Sale**

Friday, 3 November 2023

26A Kendall Street, Elwood, Vic 3184

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Julian Augustini



Romana Preston  
0401066909

**\$1,500,000 - \$1,650,000**

Step into the cafes, step onto the tram, take a few more steps to the station...find your low-maintenance architect-design in this high-amenity location! Situated where the boutique Tennyson St strip meets one of Elwood's leafiest avenues, this architectural three bedroom plus home-office, 2.5 bathroom home lights up with a brilliant master-suite with a designer ensuite and dual (walk-in and built-in) robes, a corner balcony reaching out to north sun, and a ground-floor home-office illuminated by an eye-catching skylight/floor-window! Sophisticated by design with an elite European appliance kitchen (with AEG dishwasher and in-cabinet lighting), a fitted bar area with racking for 30 bottles, and a plumbed BBQ bench with dual bar fridge, the home captures the sun inside and out with a seamless flow from north-facing living to a 'green-room' courtyard wrapped by bench-seating and bamboo-hedging. Curated in architectural style with cool polished-concrete floors flowing to every ground-floor space, the latest loop-pile carpets adding plush to the bedroom level, and lofty skylights at every turn, the home features sleek stone benchtops, commercial-style metal-framed glazing, and streamlined floor-to-ceiling robes. Styled with fully-tiled bathrooms, a vast power-room and a well-appointed laundry, function meets form with walk-in-robe, built in robes plus a step-in storeroom, individual reverse-cycle climate-control to every room, an intercom and alarm. Set in a lush low-maintenance landscape with two secure carspaces including a rear auto-garage, this well-designed residence enjoys a uniquely well-resourced Elwood location with the boutique supermarket, cafes and bars of the Tennyson St strip at the door, the tram to the CBD at the end of the street, Ripponlea station within a walk, and the tennis-courts and revitalised wetland of Elsternwick Park just 3 blocks away. For further details please call Julian Augustini from Hodges Brighton on 0418 558 408 or Romana Preston from Hodges Brighton on 0401 066 909.