

**27 Dolphin Street, Mount Eliza, Vic 3930**



**House For Sale**

Wednesday, 12 June 2024

27 Dolphin Street, Mount Eliza, Vic 3930

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



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## **\$1,100,000 - \$1,210,000**

Bathed in natural light and updated with designer finishes this three bedroom home surpasses all expectations of this compact coastal allotment. Curated for an effortless transition timber flooring unites dual living areas whilst maintaining privacy within the floorplan. Moments from Peninsula Grammar and Kunyung beach the neighbourhood welcomes families to enjoy the beachside splendour of Mount Eliza's village and surroundings. Met with a choice of two living areas, the entertaining zone encompasses light-filled space to lounge, dine and entertain friends around the mantle as the floorplan opens to the north-facing alfresco. Extending beyond a central island bench the kitchen positions Bosch appliances amongst a tiled splashback central to this zone. Two additional bedrooms branch from the entertainment zone with double blinds and built-in robes. Within the wet-areas floor-to-ceiling tiles highlight a commitment to quality, whilst walk-in rain showers emphasises the indulgence of scale across both bathrooms. A double vanity provides ample storage in the ensuite bathroom complementing the scale of the main bedroom uplifted by the adjoining second living area. Outside the convenience of a low maintenance allotment comes to life with a private courtyard area accessible from the front yard. Off street parking includes a double carport, separate to a brick shed adjoining the residence with scope to enlarge or allow drive-up access for a boat/trailer. Positioned for an enviable lifestyle synonymous with Mount Eliza's community village, esteemed educational institutions and picture perfect coastline only moments from the doorstep, this three bedroom home champions the surprising versatility of a single level floor plan.