

**283 Bolton Street, Eltham, Vic 3095**



**House For Sale**

Saturday, 25 November 2023

283 Bolton Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Taylor Davis  
0415743347



Jason Stepanow  
0398428888

**\$800,000 - \$850,000**

Presented with exquisite attention to detail both inside and out, this timeless character weatherboard residence is strategically situated on a quiet, no-through service road, ensuring convenient access and ample parking. Seamlessly blending classic features with contemporary accents, this home boasts a freshly painted interior, complemented by gleaming timber floors and plush carpets in each of the three generous double bedrooms. Beyond the charming facade, future homeowners will delight in the property's proximity to parklands, secondary colleges, local shops, and the heart of Eltham, all just a short stroll away. The living experience is made effortless with an upgraded kitchen featuring stainless steel appliances seamlessly integrated into the family area. The spacious casual living space extends gracefully through French doors to a covered alfresco zone in the expansive rear yard, surrounded by tranquil shady gums, providing an ideal space for children to play and unwind. A dedicated study offers a perfect spot for homework or remote work. Additional comforts include gas ducted heating, electric gates, multiple split-system units for climate control, and a double garage equipped with shelving. A convenient second toilet and a generously sized 741sqm allotment (approx.) round out this exceptional offering. This residence is ideally zoned for Montmorency South Primary School and Eltham Secondary School, completing a truly wonderful package for discerning buyers.