

# 2A Koornalla Crescent, Mount Eliza, Vic 3930

## House For Sale

Wednesday, 31 January 2024



2A Koornalla Crescent, Mount Eliza, Vic 3930

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 392 m2**

**Type: House**



James Crowder  
0407813377



Will Crowder  
0422025497

**Private Sale | \$1,250,000 - \$1,350,000**

Perfectly positioned to capture the allure of coastal living, this immaculate home, situated approximately 150m from Earimil Beach's foreshore path, is a sun-filled haven defined by comfort, potential, and spectacular north-westerly bay views through to the Melbourne skyline. Spanning two elevated levels, this charming home's strategically planned layout maximises the panoramic bay vistas, where passing ships and vibrant sunsets provide a picturesque backdrop to everyday life. In prime position on the first floor, open-plan living and dining areas enjoy a seamless connection to the kitchen, where Smeg and Miele appliances and a spacious countertop ensure optimal functionality. Capturing views that will never tire, a balcony follows the entire bay-facing facade, relishing the sunshine and sea breezes, whilst a deck at the rear appreciates the afternoon shade and leafy garden surroundings. On this same level, there are two robed bedrooms, including the main with a semi-ensuite and balcony access, whilst a further guest bedroom is placed downstairs adjacent to the second bathroom. Catering to practical needs is a laundry, storage, a garage with internal access, and additional double carport, whilst a gas log fire, evaporative cooling, and split system heating/air conditioning enhance ideal comfort. For those with a flair for design or a vision for contemporary improvements, embrace the opportunity to make updates that reflect your style and unlock further potential of this beachside gem. Offering a peaceful lifestyle while remaining close to local amenities, it's a short walk to Kunyung Primary School and within easy reach of Mt Eliza Secondary College, Toorak College, and Peninsula Grammar, and the vibrant atmosphere, cafes and shops in Mt Eliza Village. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.