

**3/174 Canadian Bay Road, Mount Eliza, VIC, 3930**



**Sold Unit**

Tuesday, 27 June 2023

3/174 Canadian Bay Road, Mount Eliza, VIC, 3930

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **SINGLE-LEVEL VILLA JUST STEPS TO THE VILLAGE**

Enjoying extraordinary space at the rear of a charming 3 unit complex peppered with scented roses, this surprising single-level unit entices with its low maintenance lifestyle and enviable positioning just steps to cafes, restaurants and boutiques.

Enjoying a surprisingly spacious allotment with a wraparound courtyard garden, the tidy 2 bedroom villa is move-in ready yet with scope to modernise to create a contemporary haven in this blue-chip locale.

Warm and welcoming with a comfortable layout providing interconnecting living and dining zones, the residence features a generously sized kitchen with timber countertops and an electric stove.

Both bedrooms offer built-in robes and easy access to a sleek renovated bathroom, while the covered alfresco terrace provides a tranquil space to relax with a cool drink on balmy afternoons or brunch with friends on the weekend.

Literally 350 metres to the bustling village with supermarkets, bakeries, restaurants, the bus stop, yoga studios, medical centres and all essential services practically on your doorstep, the property is just a short drive (or 20 minute stroll) to the glassy waters of Canadian Bay Beach.

Walking distance to a selection of schools, including Mount Eliza Primary School and Mount Eliza Secondary College, this rosy retreat includes ducted heating, a split-system, oversized remote single/tandem garage with workshop.

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<http://consumer.vic.gov.au/duediligencechecklist>