

**38 Addison Street, Elwood, Vic 3184**

 **RE/MAX**

**Sold House**

Thursday, 22 February 2024

**38 Addison Street, Elwood, Vic 3184**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 582 m2**

**Type: House**



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**\$3,505,000**

With an impressive 12m (approx) frontage set on a generous 582sqm (approx), this enchanting, solid brick, freestanding Edwardian residence is located in the heart of Elwood, in a peaceful tree-lined setting. The property features generous and adaptable dimensions tailored for comfortable family living, along with easy off-street parking and captivating garden surroundings. Within a short walk of Point Ormond and the bay, this enchanting home exudes a timeless elegance with its single-level layout, high ceilings, leadlight windows, and impressive northwest orientation. A traditional verandah introduces a wide entrance hall, which flows to the northern side through a spacious living room with a fireplace and an exquisite formal dining area. 3-4 bedrooms, including the main suite with built-in robes and picturesque garden views, are accompanied by two bathrooms in the quiet hallway, adjacent to a laundry. A modern vision is revealed at the back, featuring a well-equipped kitchen as the focal point of an open-plan living and dining area, appointed with quality European appliances and a stone breakfast bench. The atmosphere created by a gas fireplace complements the connection to the garden, enhanced by French doors that offer an ideal indoor-outdoor flow for year-round entertaining. A broad deck is situated in a magnificent west-facing private garden, and double gates allow vehicle access from the rear lane, providing additional parking space. Just a short walk from Elwood Village and Acland Street, Jerry's Milkbar Cafe, the beach and excellent schools, including Elwood Primary School and St Columba's Primary School, this exceptional home includes an alarm, ducted heating, split system air conditioning, solar panels, garden sheds, and a secure car space to the front. Land size: 582sqm approx.