

**38 Hartland Way, Eltham, Vic 3095**



**Sold House**

Wednesday, 21 February 2024

38 Hartland Way, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 844 m2**

**Type: House**



Pina Kara

0415911437

**\$1,250,000**

SOLD by Jellis Craig. This family-friendly home, built by Lucas Morris Homes (now Englehart Homes) in 1979, boasts a single level design and ample outdoor spaces for relaxation and entertainment. Situated close to Woodridge Linear Reserve and Eltham Copper Reserve, it offers convenient access to nature. Zoned to Eltham Primary and Eltham High, it also benefits from proximity to bus stop 582 and is within walking distance to Eltham Township. Featuring three bedrooms plus a study, this home provides ample space for a growing family. The layout includes two bathrooms and two separate living areas, comprising a large family room and a formal lounge and dining area. A covered alfresco dining space provides the perfect setting for outdoor gatherings. Additional features include a two-car carport, refrigerated air conditioning in the family/kitchen area, evaporative cooling throughout the bedrooms, gas appliances for cooking and heating, a fireplace for cozy evenings, and a security system (details on the type of alarm system and whether it's monitored would be helpful). Outside, the property is enhanced by a shed, cubby house, and paved areas surrounding the house. A courtyard offers a private outdoor retreat. The extension, completed in 1989 by Howard Taylor Builders, adds to the functionality of the home. Each bedroom, excluding the study, is equipped with built-in robes for added storage convenience. Floor coverings include carpet and slate flooring, providing a mix of comfort and durability. For those with a green thumb, inquire about the presence of a sprinkler system in the garden. This well-appointed home offers comfort, convenience, and versatility for modern family living.