

**39 Rutland Ave, Mount Eliza, VIC, 3930**

**Sold House**

Tuesday, 27 June 2023

**CROWDER**  
community real estate

39 Rutland Ave, Mount Eliza, VIC, 3930

**Bedrooms: 4**

**Bathrooms: 3**

**Type: House**

## **CAPE COD-STYLE CLOSE TO VILLAGE & BAY**

Set beyond tall hedges and an electronic gated entry, amid park-like gardens, this sundrenched 4 bedroom plus study beachside home pairs timeless Cape Cod-inspired architecture with sleek, contemporary finishes on an exceedingly rare 1297m<sup>2</sup> (approx) allotment with bay glimpses.

Spread across two levels with high-gloss tiled flooring, dormer ceilings on the upper level and multiple sets of glass doors ground floor uniting the interior with the alfresco dining area, an inground pool and glorious gardens, the residence impresses with 2 living areas including a formal lounge with gas log fireplace and library shelving and a summer lounge spilling outside through dual sets of sliding glass doors to the pool.

A large cook's kitchen with Miele dishwasher, gas cooktop and microwave, Westinghouse wall oven, Franke sink, stone breakfast bar and room to add a wine fridge is an entertainer's dream, while hosting friends will be a breeze out on the north-facing alfresco patio with an automated sun awning and both indoor and outdoor surround sound speakers.

Beyond a spacious home office branching off the entryway, a luxe master bedroom on the lower level is fitted with a walk-in robe and an elegant ensuite with bath and a frameless glass shower. This very well-appointed home, includes 3 more bedrooms upstairs and 2 additional bathrooms to more than adequately service the household.

Situated in the prized Ranelagh Estate and within strolling distance to the village, beach, cafes, parks, playgrounds and public transport with excellent schools surrounding, this exquisite Cape Cod-style home also includes a security system, gas ducted heating, split-system air conditioning, evaporative cooling, 24,000-litre water tank, a pond, mature hedges and ample paved off-street parking.

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