

**4 Cromwell Street, Eltham, Vic 3095**



**House For Sale**

Friday, 3 May 2024

4 Cromwell Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



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**\$1,050,000 - \$1,150,000**

AUCTION THIS SATURDAY | Streamed with sunlight and completely transformed throughout, this architectural, clinker brick beauty brings space, warmth and functionality to the forefront. Set on the high side of the road and ideal for a busy family with a thoughtfully landscaped garden incorporating a self-chlorinating, solar heated inground pool. Northerly oriented, the residence delivers an A1 location only minutes to schools, public transport and a network of boutique cafes and shopping strips. Privately welcomed via a covered entrance into the ambient interiors, comprising sun soaked living room and separate dining area with atmospheric integrated fireplace. Kitchen/meals is stylishly arranged with stone benchtops elegantly contrasting with brushed brass cabinetry handles. Equipped for any scale of occasion with 900mm electric oven, gas cooktop and rangehood plus dishwasher. Lit up by one of three premium Velux skylights to create a bright, functional preparation area. Flowing outside to brick paved covered entertaining, summer time pool fun and ample green space for pets and children, including a large raised veggie garden for growing all your favourites.

The three robed sun splashed bedrooms plus a study/optional 4th bedroom are quietly positioned away from the living spaces. Comprising a master bedroom with impeccable ensuite and walk-in robe, and a stunning feature wall adding a sense of calmness to the room. The third bedroom connects to the front outside covered area, ideal for an independent teenager. Serviced by a main light filled bathroom with bath, shower and separate WC. The location is incomparable, merely metres to Eltham Leisure Centre and the renowned Second Home Café, and minutes to a boutique brewery and gin distillery along with Main Road Village. Walk to Eltham Ridge Shops, Eltham High School, and close to Montmorency South and Eltham Primary Schools. Only a short drive to Catholic Ladies College. Meander or cycle along the Diamond Creek Trail, directly linked to Westerfolds Park. Enjoy the incredible collection of surrounding parks, sporting grounds, playgrounds and wetlands on your doorstep including Eltham Central Park and miniature railway, Fabbro Fields and Alistair Knox Park. Close to Heidelberg Golf Club. Bunnings, buses, freeway and airport services. Just a pleasant stroll to Eltham Train Station. It really is one of the best places to live. Additionally offering floor to ceiling windows throughout (many with UV/privacy tinting), brand new hybrid timber flooring, gas ducted heating, 2 x split system, blinds, LED dimmable lighting, great storage including linen cupboard and two utility sheds plus two crimsafe security doors. Providing a one-car garage and extra space or room for parking a trailer on the near-flat driveway. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.