

**40 Rockliffe Street, Eltham, Vic 3095**



**House For Sale**

Thursday, 18 April 2024

40 Rockliffe Street, Eltham, Vic 3095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 693 m2**

**Type: House**



Tom Kurtschenko  
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Trent Grindal  
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**\$1,600,000 - \$1,700,000**

Nestled in a lush, leafy setting, this remarkable home combines cutting-edge style and functional spaces designed for today's modern family. Introduced by a home office with large floor-to-ceiling windows that add a wonderful sense of light and space, ideal for working remotely or a quiet place to study. A peaceful hideaway, the welcoming lounge room with a crackling open fire offers a soothing place to unwind or relax with guests, leading to an impressive open plan family room, dining zone and a showpiece kitchen that will be adored by the resident chef, boasting a stone breakfast bar, quality appliances that include an integrated coffee machine and microwave, twin ovens, a gas cooktop and endless storage space. The secluded master bedroom offers parents their own private space, featuring an indulgent spa ensuite and a fitted walk-through dressing room. In a separate wing, discover three additional children's bedrooms, and a modern family bathroom. Outdoors, the backyard is peaceful and private, featuring covered and sunny alfresco zones, and an adventure playground for the children. Further enhancing the home's appeal are an alarm, CCTV, ducted heating, evaporative cooling, split system air conditioning, a water tank, garden shed and a triple auto garage with a large workshop and rear roller door for additional parking. Centrally located, the home is zoned for Eltham Primary and High School, and minutes from Eltham Village, shops, cafes, restaurants and railway station, endless parks and scenic walking trails. Please note enter from Mt Pleasant Road.