

**44 Moola Place, Eltham, Vic 3095**



**Sold House**

Friday, 6 October 2023

44 Moola Place, Eltham, Vic 3095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2345 m2**

**Type: House**



Nathan Foley  
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## Contact agent

With a lovely, leafy 2,344sqm (approx.) allotment and a superb, single-level layout, this property suits discerning buyers in any phase of life. With all the elements required for complete comfort in a premier position in the bowl of a quiet court near Eltham North Primary School, St Helena Secondary College, Eltham North Reserve, Eltham Village Shopping Centre, and Eltham train station, this property offers an outstanding lifestyle. Step in from the wrap-around verandah to a home filled with quality and style. The living and dining wing of the home begins in the generous lounge with parquet flooring, exposed brick walls, and two warm wood fireplaces. The open plan family room and dining area with rear verandah and garden access is accompanied by a stylish kitchen with tumbled subway tiles, stone benchtops, Miele stainless steel appliances including range top, gas cooktop, oven, dishwasher and inviting peninsula seating. With the addition of a bright and airy rumpus room or sizeable home office with greenery outlooks, this home offers versatility within its spacious interior. In the bedroom wing, the 4 bedrooms are designed for optimal comfort. The main bedroom is enhanced with a walk-in robe and modern frameless shower ensuite. For year-round comfort, ducted heating and cooling is an idyllic inclusion. Outside, revel in gorgeous gardens featuring a level lawn area, veggie patch, wood shed, double carport, off-street parking, and bonus storeroom. This property is a wonderful all-rounder ready to welcome a new family with ease. Inside and out, this property will impress. Plan your viewing today.