

48 Broadway, Elwood, Vic 3184

Chisholm&Gamon

House For Sale

Thursday, 22 February 2024

48 Broadway, Elwood, Vic 3184

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Sam Gamon
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Madeleine James
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\$1,675,000 - \$1,775,000

With plans & permits for a spectacular Page Stewart-designed renovation/addition, this heart-warming 3-bedroom semi-detached home on a generous 344sqm (approx.) is a timeless & exceptionally appealing proposition for those with an eye firmly focused on the future. Footsteps to the village & bay, it is primed for immediate enjoyment whilst dishing up plenty of exciting - and already approved - luxury home potential. Instantly captivating thanks to its picture-perfect façade with tessellated verandah and picket fence, the character-rich home opens to impeccable interiors accented by exquisite period detailing such as intricate leadlight, Kauri pine floors, feature fireplaces & mantles and eye-catching fretwork. Offering three good-sized bedrooms, all with built-in robes, the home also boasts a central lounge and large eat-in kitchen with stainless steel appliances & French doors to the generous rear north-west facing garden complete with covered alfresco patio, outdoor shower and gated pedestrian ROW access. A light-filled bathroom, rear laundry and second WC are also included along with ample roof storage, hydronic heating and split system heating/cooling. Designed with the growing family in mind, the architect-drawn proposal for the home includes plans for four bedrooms, a study, dual living zones, 2.5-bathroom renovation along with a rear double garage with studio above. Move in and enjoy as is, take advantage of the existing renovation plans or engage an architect and craft an Elwood showstopper of your own design (STCA). Moments to cafes, boutique shops and trendy restaurants on Glen Huntly and Ormond Road's this prized address is within easy reach of public transport, the foreshore and beautiful parks & gardens. It is also within walking distance of the suburb's primary and secondary schools. Please Note *Optional parking via rear laneway (quote obtained to add off-street parking access, fully funded by vendor)*