

# 48 Granya Grove, Mount Eliza, Vic 3930

 Real Estate

## House For Sale

Saturday, 4 May 2024

48 Granya Grove, Mount Eliza, Vic 3930

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 980 m2**

**Type: House**



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**\$2,000,000 - \$2,200,000**

Outstandingly positioned in a blue-chip beachside neighbourhood, this classic, grand-1970s Mount Eliza family home has undergone a stunning top-to-toe transformation that celebrates light-filled and spacious modernist design while delivering the utmost in luxurious contemporary liveability, further complemented by impressive alfresco and poolside entertaining spaces. Set on a 980-square-metre\* block, the meticulously presented landscape-designed grounds include front and rear lawns, newly paved paths and driveway, established trees and lushly planted borders. Rich in coastal curb appeal, the rendered brick home has an elevated northerly facing front balcony and main entry foyer that opens to an abundantly glazed living room. Engineered timber floorboards line the hallway that leads to the gleaming central kitchen, meals and study space, which offers seamless connectivity to the undercover alfresco entertaining area. Defined by a custom curved island bench/breakfast bar the gourmet stone kitchen is equipped with NEFF cooking appliances including an induction cooktop, pyrolytic oven and microwave. Perfect for relaxed indoor/outdoor family dining and entertaining, the undercover mod-wood decked alfresco area with ceiling fans features a stone-topped built-in BBQ/outdoor kitchen with sink and drinks fridge, while the sparkling solar heated/salt chlorinated glass-tiled built-in swimming pool is surrounded by stunning white porcelain pavers with plenty of space for sun lounges and poolside socialising. Spacious and light-filled, the main bedroom is zoned at the front of the home and features a luxe shower ensuite and walk-in robe. The additional three bedrooms all have built-in robes, two of them with pool views, while the main bathroom is beautifully appointed with a free-standing bath, walk-in shower and high-end tapware. A stylish open-staircase leads down to the lower level where there is an additional rumpus/living room, a walk-in storage room, plus the second entrance from the double remote-operated garage. Additional features include gas ducted heating plus individual split system heating/cooling units in all bedrooms and living spaces, full-size laundry, instant gas hot water and a security alarm. There is plenty of off-street parking, both at the rear and front of the garage and also a large powered workshop/shed/studio. Superbly located in a blue-chip coastal neighbourhood just minutes to Ranelagh and Moondah beaches and Kunyung Primary School, it's an easy stroll to Mount Eliza Village, parks, sporting fields and nature reserves, as well as Toorak College and Peninsula Grammar.\*Approximate land size