

# 48 Hopetoun Grove, Eaglemont, Vic 3084

**Nelson Alexander**

## House For Sale

Friday, 1 March 2024

48 Hopetoun Grove, Eaglemont, Vic 3084

Bedrooms: 5

Bathrooms: 3

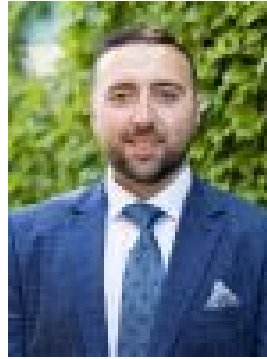
Parkings: 2

Area: 581 m2

Type: House



Nunzio Sulfaro  
0394902900



Ivan Sulfaro  
0394902900

## **Auction \$2,400,000 - \$2,600,000**

Impeccably presented in prestigious Eaglemont, this impressive residence is stunning and spacious with exceptional flexibility for the modern family. Set within a stroll of charming Eaglemont Village and trains into the city, the time has finally come for a lifestyle upgrade to this exclusive sought-after suburb! Stylish frontage leads you inside via stately stone stairs, opening to the wide formal entryway where the gorgeous timber flooring makes a wonderful first impression. Continue down the central hallway, branching off elegantly into formal lounge and dining zones with lovely lush carpet to comfort your guests. The rear of the home expands into open plan living and dining for the family, centred on the sensational kitchen with a wealth of bench space, abundant cabinetry, a sparkling splashback, high-end stainless steel appliances and a huge L-shaped island bench with a wide breakfast bar for casual meals. Ducted heating and cooling feature throughout both levels of the home, with upstairs showcasing a substantial retreat where you can relax in peace and privacy. Three large bedrooms offer built-in robes and their own split system units, each sharing the full family bathroom with separate WC. Double doors reveal the luxurious main bedroom sprawled comfortably in its own zone upstairs, generously appointed with a split system unit, a delightful balcony and a deluxe double vanity ensuite with shower and WC. Downstairs adds a fifth bedroom/study, set near a third bathroom and separate laundry. Step outside to the private rear deck, with stairs leading up to a beautifully manicured garden and a sizeable patio for alfresco entertaining. R.O.W access via a side laneway is perfect for your party guests to come and go, while further highlights include the large water tank, gated side access and the remote-control double garage with rear and internal entry to the home. Stroll just five minutes into Eaglemont Village for local shops, cafes and trains to the city. East Ivanhoe Village offers prized boutiques and eateries nearby, while popular Ivanhoe Village hosts exciting restaurants, major supermarkets and further local services. Enjoy weekends exploring Ivanhoe Park, Chelsworth Park or the prized golf courses, parkland and trails along the scenic Yarra River. Take advantage of the esteemed public and private schooling options in Ivanhoe, Alphington and Viewbank, as well as access to La Trobe University, Burgundy Street shops/cafes, Northland Shopping Centre, Austin/Mercy Hospital and easy Eastern Freeway entry for effortless commuting.