

49 Koetong Parade, Mount Eliza, Vic 3930

House For Sale

Thursday, 30 November 2023



49 Koetong Parade, Mount Eliza, Vic 3930

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1750 m2

Type: House



Mark Purves
0419335755



James Crowder
0407813377

Private Sale | \$1,800,000 - \$1,980,000

Perched on the banks of the picturesque bushland setting of Earimil Creek, this impressive four bedroom plus study family residence is faultlessly presented to merge contemporary sophistication with a floor-plan easily adaptable to any lifestyle. Brimming with northern light and cultivating over a unique split-level layout, this substantial domain has been crafted with a blissful indoor-outdoor focus, drawing the oversized interiors to the north-facing poolside oasis at the rear. Instantly captivating, the kitchen / dining / living domains manage to flow seamlessly to the broad sundeck spaces while retaining a remarkable sense of privacy. With volumes of cabinetry and space, the well-equipped kitchen is perfectly functional for modern-day living, enhancing the dining and two living areas, including the fire-side lounge with soaring raked ceilings. The four bedrooms are generously sized and fitted with robe storage, including a choice of two main suites over two levels - the lower-level of which has direct deck access, a northern aspect, walk-in robe and an ensuite. Step outside and experience the sun-drenched entertainment zones, where an in-ground solar-heated pool and spa take centre stage to endless summer enjoyment. The addition of a pool house offers a perfect area to relax and unwind undercover, complete with a bathroom making it ideal as convenient guest accommodation. A dedicated study/home office with built-in storage is perfect for today's versatile needs, whilst highlights include ducted heating, air-conditioning, double carport and a double garage. Enviably positioned on a potentially subdividable allotment of approximately 1,750sqm (STCA), it offers an extraordinary lifestyle opportunity close to Mount Eliza Village, Kunyung and Mount Eliza Primary Schools, Peninsula Grammar, bus services and stunning bay beaches. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.