

# 52 Kirwana Grove, Montmorency, Vic 3094



## Sold House

Saturday, 17 February 2024

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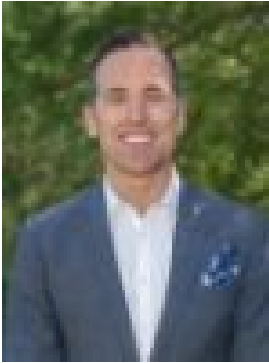
Bedrooms: 4

Bathrooms: 2

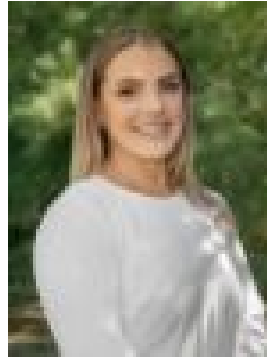
Parkings: 1

Area: 739 m2

Type: House



Scott Nugent  
0438054993



Hayley White  
0423523926

**\$1,250,000**

Style, space and a superb lifestyle to match SOLD by Jellis Craig. Presenting an enticing mix of adaptable spaces and light-filled proportions, this attractive home will appeal to families looking to settle in a premium location. Elevated from the street, you're welcomed inside to a sunny living room with French doors that open to the front deck, framed by the lush canopy of trees. Make your way through to an impressively large family room accentuated by a high ceiling and open fire, complemented by a stylish kitchen featuring quality appliances and a walk-in pantry. Accommodation includes the master bedroom with a large walk-in robe and a modern ensuite with eye-catching tiling, a walk-in rain shower and stone-topped vanity, with three additional robed bedrooms serviced by a central family bathroom. Outside, a paved alfresco zone and verandah provide year-round enjoyment, leading to an established backyard and garden. Notable highlights include ducted heating, evaporative cooling, polished timber floors, split system air conditioning, surround sound speakers, solar electricity (15 panels), a garden shed and off-street parking. Delivering superb convenience just steps from Kirwana Reserve, walking distance from Montmorency South Primary School, and Eltham High (both zoned), and minutes from Bolton Street shops, popular Were Street cafes, restaurants and shops, Eltham Village and Greensborough Plaza.