

**52 Malabar Crescent, Eltham, Vic 3095**



**House For Sale**

Friday, 8 March 2024

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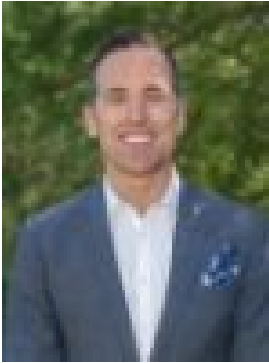
**Bedrooms: 4**

**Bathrooms: 2**

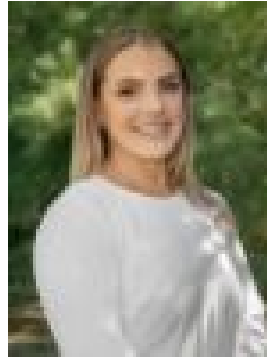
**Parkings: 2**

**Area: 818 m2**

**Type: House**



Scott Nugent  
0438054993



Hayley White  
0423523926

**\$1,200,000 - \$1,300,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 2ND APRIL AT 4PM (UNLESS SOLD PRIOR) Designed with everlasting style and abundant family space, this appealing home rising high above the street takes full advantage of the leafy outlook and spectacular sunsets as day turns to night. You'll be mesmerised by the soaring vaulted timber ceiling and brick accent walls in the lounge room, featuring a roaring 2-way open fire that provides a warm ambience to the dining room. Make your way through to a spacious family room with seamless access to the entertaining zones, and a gourmet kitchen boasting a breakfast bar, stainless-steel appliances and endless storage space. Zoned for privacy, the master bedroom looks out onto the beautifully tended front garden, appointed with a walk-in robe and a modern ensuite featuring a walk-in rain shower. Three additional robed bedrooms all enjoy leafy views, serviced by a stylish main bathroom. Entertain family and friends outdoors in the established backyard, enhanced by a solar-heated swimming pool, a covered alfresco deck and a play area for the kids with a cubbyhouse, slide and sandpit. Highlights include ducted heating, evaporative cooling, ceiling fans, engineered oak floors, a herb/veggie garden, firepit, 2 water tanks, a large under house storage area/workshop and a double auto garage. Enviably located a stone's throw from Novello Court Reserve and Woodridge Pre-School, and zoned for Eltham East Primary School and Eltham High, and close to public transport, a variety of local parks, trails and sporting facilities.