

**59 Beard Street, Eltham, Vic 3095**

**DARREN JONES**

**House For Sale**

Friday, 3 May 2024

59 Beard Street, Eltham, Vic 3095

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1950 m2**

**Type: House**



Ashley Croall  
0394322544



Jason Ball  
0491055452

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

Boasting incredible dimensions in a sought-after pocket, this original home on a vast 1950m<sup>2</sup> allotment (approx.) delivers astute buyers numerous exciting options and the opportunity to reap the rewards. Moments from local shops, the convenience store and the bus, the heart of Eltham, including its dining, latte and entertainment options, is minutes away. Zoned to St Helena College, it is just minutes from private schools, including Eltham College and CLC. Four bedrooms, a study, and two spacious living areas provide a foundation for home buyers to unlock the full potential and undertake a renovation, blending the classic with the contemporary in a dream living space (stca) ... or start again with the design and construction of a new family home (stca). Others may take a leaf from the neighbour's book, explore the rewards of re-development (stca), and meet the market for quality, low-maintenance living. It's time to capitalise on the broad appeal here. ~ Shed/workshop ~ Studio ~ Double carport ~ Timber floors ~ Woodfire heater ~ Excellent location just a few minutes from Eltham ~ Sought after St Helena College Zoning