

**6 Kalbar Road, Eltham, Vic 3095**



**House For Sale**

Thursday, 29 February 2024

6 Kalbar Road, Eltham, Vic 3095

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1105 m2**

**Type: House**



Alan King

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Narelle King

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## **Auction - Saturday 23rd March 1pm**

Tucked behind a discreet entrance that sets the tone for the peaceful, generously proportioned spaces within, state-of-the-art design and a premier address on 1105m<sup>2</sup> (approx) combine to deliver an undeterred lifestyle oasis, defined by quality finishes and refined yet easy to live with luxury in a family-friendly layout. Square set cornice, floor-to-ceiling windows, distinctive pale timber floors and bespoke finishes bring instant appeal to a free-flowing interior that includes a media room at one end of the house complemented by a spacious living and dining domain at the other. Large and light-filled, it wraps around a wow factor kitchen that unites stone waterfall benches, prestige appliances from Bosch (induction top), soft close cabinetry and a butlers pantry to deliver a haven for the chef that is equal parts form and function! Floor-to-ceiling bi-folds within two walls peel back to ensure an effortless spill between the indoor spaces and the enormous decked alfresco. Backdropped by established plantings, it creates that perfect blend of indoor-outdoor enjoyment we all seek! Along with the convenience of a fitted dressing room, private terrace and a pampering, fully tiled ensuite with an oversized shower, stone vanity and free-standing bath, the main suite enjoys the peace and privacy of its own dedicated, parentally indulgent level. The three remaining bedrooms share a deluxe family bathroom. Floor-to-ceiling tiled and fitted with a rain head shower, free-standing bath and dual basin vanity, it ensures a touch of luxury every day. Remote double garage with internal access, extra parking, alarm, NBN connection, multiple split system units, under house storage and workshop with further potential, quality window finishes, fitted built-in robes, laundry with storage, extensive additional storage, guest powder room, woodfire heater lead a comprehensive list of extras. A short stroll to the convenience store and bus stop: Research Village, Park and primary school along with Eltham College are minutes away in one direction, while CLC and the heart of Eltham and its station, dining, latte and entertainment options are just as close in the other! Alan King 0416 150 664 Narelle King 0430 525 703 Rental Appraisal (approx) \$950 - \$1000 per week For more rental advice please contact: Bridie Lordan 0477 976 824 [bridie.lordan@raywhite.com](mailto:bridie.lordan@raywhite.com)