

64 Livingstone Road, Eltham, Vic 3095



House For Sale

Friday, 17 May 2024

64 Livingstone Road, Eltham, Vic 3095

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 516 m2

Type: House



Sean Salmon
0417011789

\$695,000 - \$760,000

With its flexible layout, spacious yet easy-care backyard and superb central position, this sought-after mix of desirability, livability, and affordability delivers a sensational choice for a first home buyer, young family, re-sizers who want a garden to enjoy or an astute investor. Fresh paint in neutral tones, polished timber floors, and loads of natural sunlight add to the instant appeal of a spacious open-plan living area. The area is anchored by a modern kitchen appointed with a 900 mm (approx) stainless steel cooker and plenty of storage and preparation options. Three generous bedrooms partner with the living and entertainment spaces. Boasting new carpet underfoot and sharing a pristine family bathroom, they deliver plenty of space to sleep and retreat! Ready to meet the demands of outdoor living and entertaining is an elevated deck that overlooks a deep rear yard, introducing a lush lawn the kids and pets will love and a second alfresco area of reclaimed red bricks. Integrated under the house is a generously proportioned workshop that would work just as well as a gym or even a teen retreat! Featuring extras of laundry with storage and ducted heating and cooling, it's an easy walk through parklands to Eltham East Primary; it's a relaxed stroll to the station, CLC and all the dining, café shopping and entertainment options in the heart of Eltham. THINGS WE THINK YOU'LL LOVE:- The rear yard is large enough to spread out and enjoy and separate you from the neighbours, but not so big you'll have to spend all weekend maintaining it-A choice of alfresco spaces provides enticing options for outdoor entertaining-Walking through parklands to the primary school is a great way to start the school day-The flexibility of the ground floor space. Teen retreat, gym, games room, workshop! It's open to your imagination!- Being so close to the centre of Eltham that you can walk to the station, the supermarket to shop or just to grab a coffee Rental Appraisal (approx) \$500 - \$550 per week For more rental advice please contact: Bridie Lordan 0477 976 824 bridie.lordan@raywhite.com