

**69 Shoobra Road, Elsternwick, Vic 3185**



**House For Sale**

Wednesday, 21 February 2024

69 Shoobra Road, Elsternwick, Vic 3185

**Bedrooms: 4**

**Bathrooms: 2**

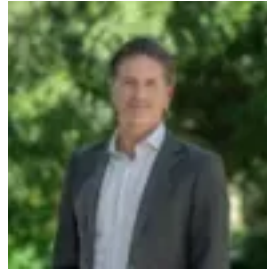
**Parkings: 4**

**Area: 713 m2**

**Type: House**



Warwick Gardiner  
0386445500



Sam Hobbs  
0386445500

## **Auction Saturday 16th March, 1:30pm**

Serenely positioned within a whisper-quiet tree-lined pocket abutting the acclaimed College Precinct, this irresistibly beautiful, solid brick c1890 Victorian residence's expansive and flexible dimensions cater impeccably to relaxed family living, working from home and indoor-outdoor entertaining. The elevated garden frontage and beautiful façade create an unforgettable first impression, matched inside by the 12 ft decorative ceilings, leadlight windows and resurfaced hardwood floors in the wide central hall. The secure vestibule reveals grand proportions, with a formal living room beneath artisan ceilings, an adjoining sitting room, and a generously fitted home office joined by a series of bi-fold doors. Sun-drenched and spacious, the open-plan living and dining room delivers the wow factor, bringing modern elements and brilliant scale to an idyllic family floor plan. Oversized picture windows with leafy outlooks flank a gas fireplace, whilst the sleek, gourmet kitchen is appointed to impress, with AEG cooking appliances, a Bosch dishwasher and a bi-fold servery to the alfresco bar. The living area extends through bi-fold timber doors to the captivating rear gardens and pool, where entertaining has never been so enticing. Complete with a wood-fired pizza oven, paved terraces, lawn and a pool cabana, this is the ultimate setting for all-season enjoyment. Inside, the accommodating floor plan boasts four spacious bedrooms, including the main bedroom with a private ensuite and wall-to-wall robes. The additional three all boast built-in robes and two with desks, with the guest room offering dual access to the main spa-bathroom. Abundant storage throughout caters to every lifestyle requirement, including a drying cupboard in the laundry, craft niche, an extensive bluestone cellar, deep attic storage and hallway closets. Well-appointed with ducted heating, split system cooling, gas fireplaces, a powder room and off-street secure parking for up to four vehicles, it also offers a desirable address on the edge of every convenience. Situated within a short walk to Hopetoun Gardens and Elsternwick Village, and only moments to Elsternwick train station and Classic cinema, it's also well serviced by a range of schools, including Wesley College, Leibler Yavneh College, and Caulfield Grammar School.