

**8/36 Beard Street, Eltham, Vic 3095**



**Unit For Sale**

Wednesday, 17 April 2024

8/36 Beard Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 304 m2**

**Type: Unit**



Aaron Yeats  
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Ashleigh Garch  
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**\$800,000 - \$860,000**

Peace and privacy are assured with this modern single-level villa, positioned in a leafy setting at the rear of a deep garden block. Fully renovated and very stylish, effortless living begins with a radiant lounge room embraced by a toasty wood fire, leading to a dining zone and a well-presented kitchen featuring a breakfast bar, stainless-steel appliances and a dishwasher. Off a central hallway, discover the master with a modern ensuite, and a sparkling main bathroom that services two remaining bedrooms. The backyard is fully secure for those with pets or small children, highlighted by a paved alfresco zone that's perfect for outdoor dining and entertaining. Other features include a communal gazebo and visitor parking, modern flooring, ducted heating, split system air conditioning, ceiling fans, outdoor awnings, cat run, a covered wood stack and a remote-control garage. The central location adds to the enjoyment, walking distance from Dynamic Vegies for organic fruit, healthy foods and amazing coffee, and a short distance from Eltham East Primary School and Eltham College (both zoned), Edendale Community Farm, Eltham Village and Train Station and numerous local parks and walking trails to explore at your leisure.