

# 8 Rannoch Avenue, Mount Eliza, Vic 3930



## House For Sale

Tuesday, 14 November 2023

8 Rannoch Avenue, Mount Eliza, Vic 3930

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 805 m2**

**Type: House**



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**\$ 3,975,000 - \$ 4,200,000**

Step inside and behind the modern façade, be impressed by the stylish interior of this mid-century Palm Springs architecturally inspired home. The perfect orientation results in the private core of the home, the swimming pool/spa and entertaining areas all bathing in the beautiful natural light. A truly desirable lifestyle awaits for a family to enjoy this substantial and as new quality home. Featuring multiple living zones and great outdoor areas for family, friends, children and pets to enjoy. The heart of the home with heated concrete flooring and a feature stone fireplace is highlighted by the open plan kitchen, living and dining area that sits under the stunning soaring timber lined ceiling. The on trend kitchen features an Italian marble island, window splash back, premium Wolf appliances including dual ovens, induction cooktop and microwave, luxury Sub Zero fridge/freezer/wine fridge and functional dual F&P dish drawers. Highlight Jordan pendant lights sit beautifully over the dining area. The second living space overlooks and connects to the rear yard. Beyond the yard is an exclusive shared reserve area with private access for the children and pets to safely play and enjoy or be used as walk way for access to the beach. The spacious and luxurious master bedroom with walk in robe and ensuite is located downstairs to the front of the home overlooking the relaxed pool/spa setting. The third living space also downstairs is a multi-purpose space that could also be used as a bedroom as it has an ensuite, It also connects to the Sauna and has a sliding door to the undercover poolside deck. Upstairs to the rear of the home offers three bedrooms and a shared bathroom, all with a beautiful leafy tree-top outlook. Additional features of this outstanding property includes: • Broware taps • Beefmaster BBQ • Lopi Fireplace • Robert Gordon Basins • Marble integrated basin • Rinnai instant gas hot water x 2 with wireless controllers in each bathroom • Mitsubishi bulkhead air-conditioners to all bedrooms and living rooms • Heated towel rails to all bathrooms • Zipp hot/chilled/sparkling tap to butlers • Victoria and Albert baths • Gas heated, salt chlorinated pool and spa • Steam Sauna • Outdoor shower • Rammed earth feature wall • Australian architectural hardwood pre-aged cladding • Silvertop timber ceiling • Hydronic heating to downstairs slab • Underfloor tile heating to first floor bathroom • Total electrical/automation/audio visual package • Commercial double glazed windows • 140mm thick walls with R3.5 insulation to all external walls • Alucobond fascia and eave • Sheers and electric blinds • Irrigation to front and rear lawn with Bluetooth control • Elba marble to all benchtops except BBQ and second Lounge • 3 phase power • NBN • Gas hydronic heating • Bosch gas hydronic • Natural stone chimney • Ducted vacuum • Internal drying cupboard Elan Automation to the following: • CCTV • Intercom • Lighting • Pool/spa • Lighting • Local area network • Data rack • Alarm • Reverse cycle heating and cooling • L/R Speakers to living ceiling, alfresco, • 5.1 Audio to second lounge • Denon amps • Sauna • Roller blinds • Front door • Garage doors • High windows in living room This Golden Mile location offers easy access to Toorak College, Peninsula Grammar, Mount Eliza Village, Ranelagh Club, Davey's Bay Yacht Club and the beautiful local beaches. Your private inspection is recommended and invited.