

**88 Mitford Street, Elwood, Vic 3184**

**Chisholm&Gamon**

**House For Sale**

Tuesday, 23 April 2024

88 Mitford Street, Elwood, Vic 3184

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



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**\$2,500,000-\$2,650,000**

Grand, gracious and park-edge located, this modernized period home is a rare family sanctuary; stretching deep in immensely private, exceptionally sun-filled approx 440sqm grounds. Unfolding beyond an imposing arched, tessellated-tiled entry with an equally impressive panelled-lobby, this four bedroom, three bathroom solid-brick beauty shines with a beautiful bay-windowed fourth bedroom (or gracious formal lounge), and an expansive open-plan family zone oriented to northern light... and centred on the stone-wrapped dining-bench of the state-of-the-art Bosch appliance kitchen. Cleverly zoned with bedrooms in separate wings (one beyond a window-walled corridor), this substantial home shines with glossy bathrooms (one a private ensuite), and great storage including built-in and walk-in robes. Beautifully detailed with lavish leadlight, rich hardwood floors and vintage fireplaces, this centrally-heated home offers contemporary comfort with reverse-cycle air-conditioning for most rooms, a glowing gas-fireplace for the family zone ...and architectural detail including northerly bi-folds and a sunny window-seat framed in pillarless glass. Set in lushly landscaped surrounds with peaceful entertainers' gardens to the north, there's great car accommodation with two auto-gated carspaces from Mitford St, and a clever multi-purpose space opening to the rear lane; complete with a handyman's workshop. Even the location is big on family lifestyle – super central, just two blocks to Elwood Primary School then over the bridge to the College and Elwood Village, two doors to pup-friendly Clarke, an easy walk to the beachfront, the tram and Ripponlea station.