

**89A Mitford Street, Elwood, Vic 3184**

**Chisholm&Gamon**

**House For Sale**

Tuesday, 7 May 2024

**89A Mitford Street, Elwood, Vic 3184**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 258 m2**

**Type: House**



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

Expression of Interest Closing Tuesday 4th June at 4pm Winner of a prestigious Port Phillip Design award in 2003, this exceptional residence (no owners corp) by celebrated architect Bojan Simic impresses with its superior craftsmanship, expansive yet inviting interiors and a wealth of enduring finishes and details, – all of which remain as chic and relevant today as they were upon the home's initial completion. Moments to Elwood foreshore, this enviable central Elwood location is walking distance to the Elwood Village cafes, Elwood beach, Acland Street, trams and trains, area schools and parks – including the St Kilda Botanical Gardens and Clarke Reserve opposite. A serene sanctuary both inside & out and with meticulous attention to architectural detail on display at every turn. Among the home's impressive features is its vast open-plan ground level, a space designed to bring people together. Approximately 22m deep, with areas to dine, relax and entertain, at the heart of this wonderfully versatile zone is a sophisticated kitchen where a timber breakfast bar sets the scene for casual meals or impromptu catch up's with friends. Full-height glazed sliding doors connect the indoors to the decked alfresco area which is shaded by mature plants and extremely private, with no overlooking from neighbours. Back inside, a striking architectural staircase ascends to the home's three large bedrooms and a central retreat or work-from-home office space. Set under a soaring ceiling and opening onto a generous park-view balcony that connects this home to its beautiful surroundings, the master bedroom is a haven in every sense; it includes a wall of built-in wardrobes as well as a spacious ensuite bathroom with quality finishes.