

**9 Ellison Street, Ringwood, Vic 3134**



**House For Sale**

Tuesday, 7 May 2024

9 Ellison Street, Ringwood, Vic 3134

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 675 m2**

**Type: House**



Cory Phillips  
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**\$1,460,000 - \$1,600,000**

Expertly extended and renovated throughout, this magnificent family home exudes character yet offers a functional and focussed floorplan. Combining with an enviable position in a treelined, no-through street with exceptional zoning to Ringwood Secondary College, Great Ryrie Primary, and in walking distance to Aquinas College and Our Lady of Perpetual Help Primary. Walk to public transport, Eastland Shopping Centre and all of your family's daily needs. Ceilings up to three metres high with elegant cornices, and feature skirting boards create a wonderful sense of sophistication and space. Welcoming four warmly lit bedrooms with built-in robes and three contemporary bathrooms, encompassing a ground floor master with stunning ensuite, frameless shower and stone topped vanity. Two of the bedrooms are privately arranged upstairs with a retreat and bathroom for desirable teen independence. Entertaining options abound with the intimate yet spacious living room, enhanced by an ornamental fireplace and adjoining study. Set opposite a bustling timber kitchen with Smeg electric freestanding oven with gas cooktop plus an Asko dishwasher. A generous breakfast bar unifies the space. Expanding to a sizeable family and dining area with double sliders leading to a brilliant indoor/outdoor entertaining pavilion. The generous merbau deck was beautifully designed to integrate with lush lawns and established north-facing gardens. Offering the best entertainment and dining experience with a built-in pizza oven and retractable UV/water resistant blinds for all-weather events. Relax in the adjoining elegant, conversation pit with built-in timber seating overlooking a soothing water feature/ fishpond teeming with fish. With further options for kids to play, or to potter in your raised veggie garden. Stepping out from the quiet cocoon of Ellison Street to the bustling amenities on offer at Town Square, Costco, Bunnings and Ringwood Square. Metres walk to medical suites, Maroondah Federation Estate and Gallery, Jubilee and Proclamation Parks, Aquanation (pool, reformer pilates, gym and more,) and Ringwood Station with a network of buses and train services. Great links to Ringwood Public Golf Course, airport and Frankston buses via Eastlink, and only moments to the freeway and Mullum Mullum Trail. Further appointed with quality flooring, gas ducted heating, split system, A/C unit, ceiling fans, double linen cupboards, 3,000L water tank, 17 (5.7kW approx) solar roof panels, understairs and in-roof storage, shed, a single carport plus tandem garage/workshops space, and excellent off-street parking. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.