

**9 Kenaud Avenue, Mount Eliza, Vic 3930**



**Sold House**

Wednesday, 6 September 2023

9 Kenaud Avenue, Mount Eliza, Vic 3930

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 441 m2**

**Type: House**



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**\$1,000,000**

Beautifully showcased by an immaculately manicured garden setting, 'Heatherbrae' epitomises luxury, space, and privacy in the very heart of Mount Eliza. Secure and serene, the 441sqm (approx.) allotment sits on the fringe of Mount Eliza's café-culture, where an easy stroll places boutique retail, cafes, parklands, medical clinics, and beaches all within arm's reach from home. Taking advantage of its private, rear north-facing position, the home's generous interiors glow with an all-day sunshine, while heightened ceilings and expansive glazing frame its leafy and peaceful surroundings. Flowing smoothly across an open plan lounge and dining space, the naturally light-filled interiors host a substantial entertaining zone with an adjoining kitchen easily facilitating continued conversation across its spacious breakfast bar. Equipped with ample cabinetry, 4-burner gas cooktop, wall oven and dishwasher, the kitchen offers any culinary enthusiast the opportunity to explore their skills with ease. For those seeking serene retreat, the three robed-bedrooms carry light-filled proportions throughout, with an ensuite enhancing the master bedroom. A main bathroom with private toilet presents for both family and guests, while gas ducted heating, split-system air conditioning, dedicated laundry with side access, generous rear courtyard with tranquil garden setting, single remote garage and an additional off-street parking space behind front gates, enhances its overall appeal.