

**91 Brougham Street, Eltham, Vic 3095**



**House For Sale**

Wednesday, 12 June 2024

91 Brougham Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Rhys Burke

0439467490

**\$920,000 - \$1m**

Sale by SET DATE® Tuesday 2nd July closing at 5:00pm. Boasting a connected location close to schools, shopping and public transport, plus a flowing floor plan flooded with natural light, this impeccably presented home promises a life in perfect balance. Step inside to a formal entrance hall with warming timber floors that flow throughout a large living and dining area with plenty of room to relax or entertain family and friends. Enjoying the convenience of an adjoining meals space, central kitchen is functional, incorporating stainless steel appliances and ample storage. Three bedrooms with new carpet, the master includes its own en-suite, while all have easy access to the matching main bathroom with shower and separate bath. Designed for entertaining, the beautiful backyard is highlighted by an elevated deck which overlooks a brilliant fire pit/barbecue area that is encompassed by lush landscaped lawns and established trees. In a home where you can move straight in and benefit from the lifestyle location it occupies, heating, air-conditioning, ceiling fans and off-street parking are valued additions. Within walking distance to Eltham High School, Eltham Leisure Centre, Eltham Train Station, Eltham East Primary School and the Eltham Village Shopping Centre, with great connection to Main Rd, Sherbourne Rd, Lower Plenty Rd, Fitzsimmons Lane, Foote St, Williamsons Rd, Manningham Rd and the Eastern Freeway.