

**1/12 Sheffield Street, Eltham, Vic 3095**



**House For Sale**

Sunday, 23 June 2024

1/12 Sheffield Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 1**

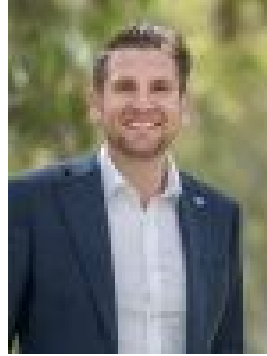
**Parkings: 2**

**Area: 421 m2**

**Type: House**



Trent Grindal  
0468936914



Tom Kurtschenko  
0417502944

**\$720,000 - \$780,000**

**BOARDROOM AUCTION 10TH JULY - BY REGISTRATION** Auction will be conducted at Jellis Craig Eltham, 1022 Main Road, Eltham. With an elevated vantage point among stunning natural surrounds, this charming central Eltham character home gives an opportunity to move in, enjoy, expand and improve in a tightly held position walking distance to town. Be greeted on arrival by a spacious entertainer's deck flowing intelligently from sunken living zone. Head through to a versatile family or dining area with feature fire place serviced by an updated kitchen with stone benches, an integrated electric cooking appliances and generous amounts of storage both under bench, and above head. Brilliantly zoned, the home incorporates a secondary living zone, again, conveniently serviced by outdoor entertaining, another space to enjoy your private surrounds. Three spacious bedrooms benefit from functional, updated, central bathroom with corner shower and quality tiling. Towards the back of the home, find laundry with additional second toilet. Within walking distance to all the area has to offer including Eltham Train Station, Eltham East Primary School, Eltham's Main Precinct, and a number of picturesque parklands and trails. Where convenience and functionality are paramount, not only is this charming character home offers a great entry step into the market, but a smart value investment alike.