

# House 1/236 Bolton Street, Eltham, Vic 3095



## House For Sale

Wednesday, 14 February 2024

House 1/236 Bolton Street, Eltham, Vic 3095

Bedrooms: 4

Bathrooms: 2

Area: 576 m2

Type: House



John Le Gros  
0422608038

**\$980,000 - \$1,020,000**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 12TH MARCH AT 5PM (UNLESS SOLD PRIOR) This inviting home seamlessly blends contemporary style with modern convenience, offering a comfortable and low-maintenance lifestyle. Tucked away behind secure gates, the residence features a spacious L-shaped living and dining room adorned with engineered floorboards. Seamlessly connected to a well-appointed kitchen with stone benchtops, a breakfast bar, ample storage space, stainless steel appliances, and a meals area perfect for family gatherings. The covered alfresco deck, bathed in sunlight from the north, is ideal for entertaining and relaxation. Accommodation comprises a spacious master bedroom with garden views, a walk-in robe, and a sleek ensuite featuring a rain shower. Two additional bedrooms with built-in robes share a modern family bathroom with freestanding bath and separate powder room, along with a full-size laundry boasting built-in cupboards and ample bench space. A rumpus/4th bedroom provides ultimate flexibility for growing families. Explore a secure and private front yard featuring a well-tended garden with room to play with the kids. Highlights include gas ducted heating, evaporative cooling, outdoor storage, secure parking, and additional off-street parking. Situated in a popular neighbourhood within walking distance of Montmorency South Primary School and Eltham High School (zoned), Were Street shops and cafes, and Eltham Ridge Shopping Centre. Enjoy proximity to Eltham Village, bus and train services, Greensborough Plaza, local parks, and leisure facilities, including Heidelberg Golf Club, WaterMarc Aquatic Centre, and Diamond Valley Miniature Railway.