

# 12 Kirwin Avenue, Eltham, Vic 3095

## House For Sale

Monday, 8 July 2024

12 Kirwin Avenue, Eltham, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 959 m2

Type: House



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**ESR: \$1,180,000 - \$1,280,000**

Set on a generous landscaped 959m<sup>2</sup> allotment (approx.) in the bowl of a quiet court, enjoying the peace and quiet of parklands along its longest boundary and accessed by a long, auto-gated driveway a timeless façade introduces an interior updated with quality in mind and unfolding to equally impressive outdoor zones. Airy, spacious and perfectly presented, internal living spaces include a spacious lounge-dining under cathedral ceilings and cleverly integrating a desk, ideal for homework and partnering with a living-meals overlooked by the gourmet kitchen. Soft-close cabinetry, stone benchtops including the breakfast bar, quality 900 mm cooking appliances and a storage-rich walk-in pantry all combine to make everyday meal prep and entertaining family and friends stress-free. Linked to the house via glass sliders and a servery window to the kitchen, the decked alfresco includes a dedicated space for the BBQ and food preparation, more than enough space for cooking, dining and lounging and a roof and tracked auto-blinds for year-round use. Complementing the deck is an expansive paved precinct in a generously proportioned rear yard with gated access to parklands and a perfectly proportioned studio. Separate from the house, it delivers the ideal arrangement for those wanting to work from home but not always in the home. Accommodation options include a main bedroom with a walk-in robe and a fully tiled ensuite featuring a timber-top vanity and a walk-in shower with rain head. The remaining three bedrooms all include built-in robes and share a floor-to-ceiling tiled bathroom. A 6.4 kW solar system with a universal EV charger, ducted heating and cooling, under-house and under-deck storage, remote gates, a double carport, shed, NBN connection and a family-size laundry with fitted storage lead the long list of exceptional inclusions! Zoned to St Helena College, Eltham's, station, dining, café, shopping and entertainment options are just a few minutes away. \*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*