

**25 Allison Road, Elsternwick, VIC, 3185**

**House For Sale**

Saturday, 14 September 2024

25 Allison Road, Elsternwick, VIC, 3185

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Ally Rice

## **Expressions of Interest closing Tuesday 8th October at 3pm**

### **THE DEAL**

Just steps from Harleston Park, this newly renovated turn key Edwardian residence marries undeniable charm and irresistible allure on a sprawling 720sqm north-facing allotment. Boasting stunning Nathan Burkett landscaping and four elegant bedrooms on a single level, this home is a family lifestyle dream just a 4-minute stroll from vibrant Elsternwick Village and within easy reach of exclusive schools.

The traditional elegance of this gem's endearing front porch, timber fretwork, and exquisite leadlight windows are a picture-perfect prelude to the contemporary solid French Oak floors, Silver Travertine natural stone benchtops, and the Rostrato Murano glass chandeliers and sconces made by Ercole Barovier that infuse their timeless beauty.

Inside, the central hallway gracefully extends to the light-filled living domain, where the breathtaking expanse of the lush northern garden is revealed, unfolding beyond generous decking. Large windows effortlessly invite tranquility into your everyday living space, while a fireplace and custom banquet seating enhance warmth and character. The adjoining kitchen, equipped with quality appliances, is a masterpiece of tone and texture.

With every detail thoughtfully designed for modern family living, three spacious guest bedrooms with built-in robes perfectly complement the main bedroom suite, complete with a fitted walk-in robe and an ensuite with the added luxury of underfloor heating. Additional features include underfloor heating in the main bathroom, powder room, and laundry, plus there's ducted heating/cooling and secure off-street parking for up to 3 cars.

### **SEALS THE DEAL**

Inviting endless possibilities for outdoor entertaining, countless hours of family fun, and cherished memories, this family haven offers abundant room to extend the home's footprint (STCA) while preserving the private park-like garden's incredible size and charm.