

**37 Barmah Street, Mount Eliza, VIC, 3930**



**House For Sale**

Tuesday, 1 October 2024

37 Barmah Street, Mount Eliza, VIC, 3930

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## The ultimate lifestyle package

View by Private Appointment Only

Secreted behind crafted iron gates, this hidden seaside sanctuary is a lifestyle package carefully curated to fulfil a family's every whim just moments from Mt Eliza's vibrant village, highly regarded schools and a choice of beaches.

Immersed in tranquillity among beautiful gardens, every inch of this stylish home has been perfectly purposed, from the entertaining space and home theatre to the poolside pavilion and even a golf putting practice area, while office space and charming guest studio is currently set up as a beauty salon for work-from-home convenience.

Style and sophistication are in abundance with an impressive open floorplan providing stunning lounging and entertaining spaces, a central stone-topped kitchen and a fabulous flow through concertina doors to a large sundeck.

Introducing a touch of Mediterranean mood, the alfresco pavilion sets the tone for endless summer pleasure beside the pool and spa, equipped with a BBQ kitchen with wine fridge, a firepit zone and space to line your sun lounges along the pool edge.

The main bedroom is a spacious retreat including an ensuite with double shower, custom fitted robes and door opening to the pool and outdoor shower, while two other bedrooms are serviced by a designer bathroom with freestanding pod bath, step-in shower and elaborate Moroccan tiles.

A freestanding studio with ensuite is great for your overseas guests, in-laws to to run a home business, while a home office with separate entry doubles as a gym.

A short walk to Kunyung Primary School and within walking or cycling distance to Peninsula Grammar, Mt Eliza primary and secondary schools, the home also includes a double carport and a children's cubby and play area, while the home theatre with huge screen TV makes a great children's lounge.

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.