

# 40 Arthur Street, Eltham, Vic 3095

## House For Sale

Wednesday, 19 June 2024

40 Arthur Street, Eltham, Vic 3095

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 841 m2

Type: House



Rocco Montanaro  
0412379171



James Morrison  
0394312444

**ESR: \$1,200,000 - \$1,320,000**

EXPRESSIONS OF INTEREST: Offers close Tuesday 16th July at 5pm (unless sold prior) In a blue-chip location just a short walk from the centre of town, this truly rare opportunity offers a contemporary style, single level home on a huge 841m<sup>2</sup> allotment. Fully renovated and generously proportioned, discover a large sun-drenched living room featuring an in-built bar cabinet, a spacious dining room that will comfortably seat the whole family, a stylish kitchen appointed with a granite breakfast bar, stainless-steel appliances and terrific storage. The master bedroom provides a secluded retreat boasting a stylish ensuite with a built-in robe whilst still enjoying direct access to the rear patio. The additional robed bedrooms are flooded in northerly light and are seamlessly connected by a deluxe family bathroom. The backyard provides endless room for relaxing and entertaining outdoors, enhanced by a verandah and sunny patio overlooking a sprawling backyard perfect for the kids to enjoy. Highlights include polished timber floors, ducted heating, evaporative cooling, side access, single carport and additional off-street parking. Positioned to please, the home is a breezy stroll from Eltham Village offering a variety of shops, cafes, restaurants and train station. Within the catchment zone for Eltham East Primary School and Eltham High and close to a wide variety of local parks, scenic trails, sports and leisure facilities, you won't want to miss this one!\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*