

**40 Devon Street, Eaglemont, VIC, 3084**

**House For Sale**

Wednesday, 25 September 2024



40 Devon Street, Eaglemont, VIC, 3084

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Refined Family Sanctuary in A Sought-After Locale

Discover the character, style and elegant spaces of this beautifully enhanced 1930s four bedroom residence opening to a wonderful north-facing rear pool oasis in one of Eaglemont's most desirable treelined avenues.

Ideal for families seeking a refined yet relaxed lifestyle amidst deep established garden, this attractive rendered brick home offers a harmonious blend of period charm and contemporary comforts backdropped by a blue-ribbon location near Albert Jones Reserve playground, Eaglemont Village cafes, train station, Burgundy Street shopping, the Austin Hospital and an array of leading schools.

Thoughtfully updated interiors framed by polished hardwood floorboards and ornate Art Deco ceilings create a superb setting for success enhanced by gas ducted heating, split-system air-conditioning, solar electricity, heat pump hot water system, wine cellar, workshop and generous storage areas. Each of the four generous bedrooms has been designed with comfort in mind, including a front-facing main with built-in robes and customized cabinetry including a desk, all complemented by two central family bathrooms.

The family spaces are a testament to the home's Art Deco heritage with a delightful living room featuring an open fireplace extending through to a fabulous formal dining room. At the rear is a light-filled lounge room overlooking a north-rear garden while the heart of the home is a bright modern kitchen with streamlined storage and stainless-steel appliances.

The property absolutely shines outdoors with a sun-drenched and secluded rear garden that's oriented north featuring a glistening solar heated in-ground swimming pool - an ideal setting for alfresco dining or simply relaxing with friends and family on warm summer days. There's also a garage and rainwater tanks

Located in a premier Eaglemont pocket, this exceptional home is an outstanding choice for a discerning family on an impressive 697m<sup>2</sup> allotment (approx).

Miles Real Estate.