

**8A Bird Street, Eltham, Vic 3095**



**Townhouse For Sale**

Saturday, 29 June 2024

8A Bird Street, Eltham, Vic 3095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sean Salmon  
0417011789

## **\$1,100,000 - \$1,200,000**

Introducing new standards of luxury, liveability, and amenity, this soon-to-be-completed impressive three-bedroom town residence will embody elegance and exclusive comfort through the introduction of a wealth of luxury inclusions.

Architect-designed and constructed by the award-winning team of craftsmen from Marbuilt, a stone and brick exterior creates a striking street presence in a sought-after pocket just a few minutes from the centre of Eltham and brings every lifestyle benefit that comes with it. Large open plan layouts anchored by stone-finished kitchens (benchtops and splashbacks) appointed with a full suite of Smeg premium appliances, including 900 mm ovens and cooktops, will open to an entertainer's deck, delivering plenty of spaces for relaxed living and entertaining. They will be complemented by a main bedroom with a luxury ensuite, with an equally impressive bathroom serving the remaining bedrooms.

Characterised by a neutral colour scheme, subtle styling and a seamless blend of contemporary design with timeless practicality, these homes will not disappoint. With potential stamp duty savings, call Sean now to talk about your dream home 0417 011 789. Construction set to be completed November 2024

THINGS WE THINK YOU'LL LOVE:- The luxury of stone finishes to bathrooms, laundry and the deluxe kitchen (waterfall)- Engineered timber floors to living areas. Quality carpet in bedrooms- Brushed carbon tapware throughout- Ducted refrigerated climate control- Remote garage with storage and internal entry- Builders Warranty- Stamp duty savings