

**7/193-197 Mount Eliza Way, Mount Eliza, Vic 3930**



**Unit For Sale**

Wednesday, 26 June 2024

7/193-197 Mount Eliza Way, Mount Eliza, Vic 3930

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Private Sale | \$720,000 - \$760,000

In the rear of a blissful boutique complex on the doorstep of Mount Eliza village just 900 metres away, savvy buyers, downsizers and investors will fall in love with this superbly presented and beautifully contemporised single level villa. Positioned on a surprisingly spacious allotment with a sun terrace and private wraparound garden with ample room for veggie boxes and/or pets, the residence is awash in precious peace and privacy. Sun filled open living and dining adorned with sleek woodgrain flooring is complemented by a modern kitchen with an elegant monochromatic colour scheme and stainless-steel appliances, including a Euro dishwasher, dual oven and an electric cooktop. A divinely updated family bathroom boasts a deep bathtub, timber vanity and a two-way toilet, which can also be accessed via the laundry, while all three bedrooms boast built-in robes, roller blinds and plush charcoal carpeting. Sliding glass doors off the dining zone reveal a tranquil outdoor entertaining area. Whether sipping a morning latte or savouring a glass of wine with friends on balmy afternoons, the setting evokes instant serenity. Complete with split-system heating and cooling, ducted heating and a remote-controlled garage, all of the essential conveniences are supplied allowing for immediate move-in readiness and all season comfort. A pleasant walk to the bustling village with cafes, restaurants, boutique shopping, supermarkets, bakeries, bistros, yoga, Pilates, medical practices and all essential services, this coveted location is prized by couples and retirees equally. Footsteps to Mount Eliza Primary School, Mount Eliza Secondary School and Peninsula Grammar, with beaches, parks and playgrounds surrounding, Mount Eliza also offers the most enviable location to raise a family. Set well back from the main road amid established gardens, this inviting home delivers the ultimate in low maintenance lifestyle ease, with ample room to entertain, in a highly sought location. 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.