

# 12 Napier Crescent, Montmorency, Vic 3094

## House For Sale

Wednesday, 8 January 2025

12 Napier Crescent, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Gayle Blackwood  
0408776070

**ESR: \$1,050,000 - \$1,155,000**

Expressions of Interest: Offers Close Tuesday 11th February 2025 at 5pm (Unless Sold Prior) Enveloped in established gardens that create a shady, green environment that complements a warm and welcoming interior while delivering the perfect backdrop when entertaining or just grabbing some "me time" outside, this magical mudbrick is a truly private oasis. Slightly elevated above a little travelled, no-through road, architect-designed and constructed from mudbricks harvested on-site, exposed timber beams, timber-lined feature walls, soaring ceilings, timber, slate and carpeted floors, deliver charming, character-filled spaces where you can embrace a life of comfort, convenience, and connectivity. Within the ground floor of the perfectly presented interior is a light filled lounge opening to the garden, family meals nestled next to a solid timber kitchen featuring quality stainless steel appliances, and also opening to the garden, and a main bedroom. Complete with fitted robes and an ensuite, it too extends out to the garden! The family bathroom on this level serves two first-floor bedrooms, both of which enjoy direct access to a wrap-around veranda that provides an idyllic space among the treetops and among the greenery. Cleverly integrated into the roof space, and filled with natural light is a versatile study or playroom, ready to be configured to suit your needs. Featuring heating, cooling, ceiling fans, water tanks for the garden, a fitted laundry, and a carport, it enjoys a perfect position central to the stations and the educational options and bustling array of dining, café, shopping and entertainment choices in the centre of Montmorency and Eltham. \*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*