

16B Coonara Avenue, Mount Eliza, Vic 3930



Unit For Sale

Monday, 3 June 2024

16B Coonara Avenue, Mount Eliza, Vic 3930

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 784 m2

Type: Unit



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\$1,125,000- \$1,237,500

Privately set at the rear of a 2 lot sub-division, on a generous allotment of approximately 784 m², this spacious 3 bedroom plus study residence is a perfect right-sizer for those that are wanting Beachside Mount Eliza at an affordable price level. Built in the year 2000, the home is a quality build, is spacious throughout and offers the right buyer an opportunity to add value to in the future yet liveable as is. Reluctantly, the current owners of over 20 yrs are downsizing. They will dearly miss the lush established gardens that are visible from every room, as well as the family of magpies that visit daily. Walking to the Village has been easy over the years and where many sunny afternoons have been spent sitting at one of the local coffee shops enjoying the benefits of living Beachside Mount Eliza. When guests visit 16B Coonara Avenue, Mount Eliza they are surprised by how spacious and open the home is, making it a perfect entertainer with a natural flow leading smoothly throughout the living spaces and outside for alfresco dining. With 2 separate living spaces, plus an open plan kitchen/dining/sitting area at the centre of the home, family staying over the Christmas Break has never been a problem with plenty of areas to retreat to, when needed. The zoned floor plan makes family living easy, with the Main Bedroom at the front of the home and the guest wing seamlessly separated from the rear of the house offering privacy for all. This also works well when this space isn't in use, closing it off to help with energy costs. 16B Coonara Ave Mount Eliza offers:

- Privacy from the road
- Established bird attracting gardens with large expanse of hedging
- Double lockup garage with internal access to the home
- Sun filled large main bedroom at the front of the home with well planned out ensuite
- Formal lounge that is drenched with natural light (currently set up as a Formal Dining Room)
- Separate study/office looking out over the lush gardens, close to the front of the home making it perfect for working from home when clients come to visit
- Open plan kitchen/dining/sitting space with access to the garage as well as sliding doors leading outside to the paved patio
- A huge living room at the back of the home, which can be closed off from the rest of the home, has a wall of windows with sliding doors looking allowing easy flow to outside, the perfect family spot for coming together in the evening for tv time, play time, or simply enjoying each other's company
- 2 more queen sized bedrooms offering built-in robes, large windows letting in lots of natural light as well as peaceful outlook out to the established gardens
- Family bathroom with full sized corner bath
- Separate toilet much needed with a busy lifestyle
- Even the laundry is of a generous size

Are you looking to right size, yet don't want to compromise on space both inside and outside, then make sure you put this one on your must see list. Call Janice Dunn today on 0402 285 698 to arrange your own private tour. *Photo ID required to view this property *Our team at Janice Dunn Estate Agents has put in diligent efforts to gather and present the information provided to you in good faith. However, we cannot guarantee the accuracy of the information, whether presented in written or verbal form. If you are considering this property, we strongly advise you to conduct your own research and make all necessary enquiries to ensure that all information is accurate to your satisfaction.