

**17 Kardella Lane, Mount Eliza, VIC, 3930**



**House For Sale**

Monday, 28 October 2024

17 Kardella Lane, Mount Eliza, VIC, 3930

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Enviably Family Living

Set against a sprawling 991 sqm (approx) in one of Mt Eliza's most sought-after beach-side neighbourhoods, this expertly transformed family home offers an irresistible blend of elegance and lifestyle ease. The home's original design has been completely reimagined to craft a luxurious two-level sanctuary, where expansive spaces and abundant natural light create an inviting atmosphere, set within a breathtaking north-facing garden with a European-inspired alfresco terrace and a sparkling magnesium pool – designed for seamless entertaining and utter relaxation.

Inside, striking oak floors and high ceilings create an immediate sense of space while natural light streams through large windows, bringing warmth to every corner. The ground floor offers a large living area with a versatile study nook for added functionality that connects seamlessly to the outdoor terrace and garden. Upstairs, the breathtaking open-plan living and dining zone impresses with exposed trusses and high raked ceilings, flowing effortlessly to an elevated balcony perfect for year-round hosting, enhanced by the ambience of a sandstone-stacked gas fireplace and bay views through the surrounding treetops.

The gourmet kitchen is a statement in style and practicality, featuring sleek stone benchtops, premium Smeg appliances, an integrated fridge freezer, 2Pac cabinets and a clever windowed splashback that floods the space with northern light. The home's intelligent layout continues with four generously sized bedrooms, including a private ground-floor main bedroom complete with a designer ensuite featuring underfloor heating, while the three additional bedrooms – two of which have balcony access – share a chic central bathroom.

Sustainable living has been prioritised with solar panels and double glazing on most external windows and doors, whilst highlights include hydronic heating, reverse-cycle heating/cooling upstairs, a large laundry and laundry chute, and a double remote garage with internal access, all within minutes of Peninsula Grammar, Kunyung Primary School, Mount Eliza Village, the beach, buses and easy access to nearby Mornington.