

# 18 Andacani Court, Mount Eliza, VIC, 3930

 Real Estate

## House For Sale

Sunday, 3 November 2024

18 Andacani Court, Mount Eliza, VIC, 3930

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mitchell Lawrence

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## Entertaining Elegance on Superb Grounds

Expressions of Interest close Thursday 5 December 5.00pm (unless sold prior)

Sitting high enjoying views of the surrounding reserve land, this light filled 4 bedroom 2 bathroom single level family classic takes pride of place on manicured garden bliss. Bathed in light, this elegant home is welcomed by a wraparound decked verandah, and features double doors to a stately lounge with bay window and Jetmaster open fireplace, and a conservatory inspired north facing open plan living and dining area with modern classic kitchen (stainless steel appliances). The main bedroom is hidden beyond the lounge enjoying a walk in robe and ensuite. There are 2 further generous bedrooms (robes), a fabulous 4th bedroom/study, a spacious neutral toned bathroom, separate toilet and a large laundry with huge drying room.

The gardens are superb with its hedged borders highlighting the expansive sun filled alfresco area. Step up to the grounds and love that you have your own AFL goal posts, an in-built trampoline, a soft-fall playground with sandpit and a cubby house, plus reserve access through a back gate. Behind the large double auto garage is a private home office/studio that's air conditioned and positioned so you can focus on the day's work. Love the openness and warmth highlighted by the matt finished Tasmanian Oak floorboards and the classical cornices, knowing that you can add your own style in time, and be comfortable with ducted heating, air conditioning, security doors, double gates to the rear garden with ramp and ample driveway parking. In this tightly held court surrounded by Grant Reserve, walk to The Peninsula School, moments to Tully's Produce Store, wineries, and sporting facilities, and within easy reach of leading schools including Padua College and Toorak College, Mt Eliza Village and the beach.