

**22 Echidna Road, Eltham, VIC, 3095**



**House For Sale**

Sunday, 3 November 2024

22 Echidna Road, Eltham, VIC, 3095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Kurtschenko

## **Sophistication and style**

EXPRESSIONS OF INTEREST CLOSING TUESDAY 26TH NOVEMBER AT 4PM (UNLESS SOLD PRIOR)

In a peaceful enclave, this sophisticated home offers families the chance to live in this exclusive neighbourhood. Enjoy the warm embrace of the open fire in the elegant lounge and dining room, accompanied by a gourmet kitchen and meals zone boasting luxurious porcelain benchtops and matching splashbacks, a high-end Fisher & Paykel oven/gas cooktop and excellent storage.

Step down to a large family room that overlooks the backyard and enjoys seamless access to an elevated deck that would be the perfect sunny spot to enjoy breakfast and a coffee. Accommodation includes two generous robed bedrooms and a modern spa bathroom, whilst upstairs, parents have their own versatile retreat/home office, large bedroom with a walk-in robe and stylish ensuite, all framed by peaceful treetop views.

An entertainer's paradise, head outdoors to a leafy backyard featuring a covered spa, a basketball court for the kids and a large open-air deck designed for relaxing and spending quality time with loved ones. Extras include timber floors, video intercom, ducted heating, refrigerated cooling, solar, alarm system, new carpet, large under house storage area, 5000L bladder water tank, irrigation system, double auto garage and off-street parking.

Resting in a quiet no-through road with seamless access through Research Park to reach shops, and moments from Research Primary School, Little Scooters ELC and bus services, zoned for Diamond Valley College and surrounded by local parks and scenic walking trails, Eltham College, Edendale Farm and the bustling hub of Eltham Village and Train Station.