

**55 Glenalva Parade, Cannons Creek, VIC, 3977**



**House For Sale**

Monday, 18 November 2024

55 Glenalva Parade, Cannons Creek, VIC, 3977

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\*\*INSPECT VIA PRIVATE APPOINTMENT\*\* FAMILY LIVING FULL OF CHARACTER & FLARE - BONUS SELF CONTAINED LIVING QUARTERS!**

CANNONS CREEK: A meticulous multi-generational haven in a peaceful tree-lined pocket, this updated entertainer beckons with its distinguished architectural design, stylish appointments and sensational locale within moments of the water's edge!

Nestled on a substantial 859m<sup>2</sup> block (approx.), the property commands attention with its unique timber facade and soaring gabled roof, while the impeccable gated frontage provides ample off-street parking facilities.

The welcoming entry level reveals a magnificent living room with a cosy wood heater and spectacular cathedral ceiling that spills into a serene front deck that's perfect for effortless entertaining.

Placed nearby, the dining zone enhances the split-level layout with its graceful tiled flooring and merges seamlessly with the modern shaker kitchen boasting sleek stone benchtops, a premium 900mm oven and a subway tiled splash-back. 2 robed bedrooms are also located on the ground floor, together with a large built-in laundry and fully-tiled spa bathroom with a dual vanity.

Continuing the sanctuary vibes, the upper level is dedicated to the sumptuous master suite and incorporates a versatile retreat with a glorious mezzanine sitting area, a walk-in robe plus a pristine rainfall ensuite bathroom.

Perfect for elderly relatives, teenagers, overnight guests or renters, the self-contained granny flat offers peace and privacy. Featuring a huge air-conditioned rumpus sized living area with timber floors, a fully-equipped kitchen, an oversized bedroom, 2 stylish bathrooms plus separate laundry facilities, this is one of the major selling attractions.

The wow factor extends outside with the expansive backyard that presents an open-air patio and a grassed area for the kids' trampoline alongside a spacious man cave style shed that houses a rustic bar and bubbling oversized spa!

Notable extras include split-system air-conditioning and ceiling fans, solar panels to aid with energy efficiency, security screen doors and a double carport.

Capitalising on its proximity to nature, 55 Glenalva Parade is within minutes of hiking trails, leafy reserves, Cannons Creek Boardwalk and the local boat club. It's also just a short drive to Devon Meadows Primary School, Clyde Secondary College, Botanic Ridge Village and major roads.

An oasis of calm for a growing household, this versatile property relishes the tranquility of its idyllic setting!

**BOOK AN INSPECTION TODAY, IT MAY BE GONE TOMORROW - PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS!**

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