

**64 Addison St, Elwood, VIC, 3184**

 **RE**

**House For Sale**

Sunday, 3 November 2024

64 Addison St, Elwood, VIC, 3184

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sarah Wood  
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## Single-Level Luxury, Northern Aspect Bliss

An exquisite treasure nestled in one of Elwood's most prized streets, this semi-detached Edwardian is the ultimate expression of single-level living. Perfectly positioned with a coveted northern aspect and a desirable deep west-facing rear with rear access via a ROW lane, this impeccably modernised home blends classic charm with a sophisticated, contemporary lifestyle, offering an unparalleled living experience.

A captivating bay-windowed façade, high ceilings, and original fireplaces reflect the era's elegance, while carefully considered updates showcase a perfect marriage of the old and the new. European Oak floors are introduced in the welcoming entrance hall, extending to the open-plan living and dining area with its seamlessly incorporated kitchen. Showcasing Calacatta marble surfaces highlighted by a stunning island that invites casual meals and conversation, a cathedral roofline and a row of north-facing windows, this beautiful living zone enjoys a serene sense of space and sunlight in every corner. Glass doors open effortlessly to a spacious deck, extending the living area outdoors, where a generous family-friendly lawn offers a tranquil setting for alfresco dining, relaxation, or play.

The intelligent layout continues with three generously sized bedrooms, two featuring built-in robes, a luxurious central bathroom and separate powder room, plus a large laundry. Beautifully presented and ideally located, metres from Jerry's Milkbar and the foreshore, with the best of the village, Ormond Road's retail, and Acland Street nearby, it's equipped with ducted heating, split system air conditioning units, and a garden irrigation system, the option for secure parking adds a further layer of convenience to this exceptional property.

Land 321sqm approx.