

SOLD



3 Eloura Ave, Brighton East



Magnificent Modern Masterpiece in Prestigious Position

A breathtaking illustration of inviting space, alfresco excellence and light-filled bedrooms on each level, this supersized 5 bedroom plus study, 5 bathroom family entertainer will elevate the way you live! Set in a tranquil and tightly held Bayside pocket, embrace low-maintenance luxury over an impressive 47 squares (approx.) of exemplary living.

From the very first step inside, discover a welcoming sense of depth branching off to a versatile home office with privacy boosted by sound-proofed doors. The seamless flow glides you through a far-reaching layout with designated space for gallery-sized living and dining underpinned by a stone-finished kitchen featuring a 900mm Smeg oven and 6-burner cooktop, a stainless-steel dishwasher and a butler's pantry for extra storage and concealment.

Designed to promote ease of living, enjoy an inclusive all-seasons harmony between the indoor and outdoor spaces with an under-the-roofline alfresco graced with an outdoor kitchen featuring a cooktop, twin sink and plenty of workspace. Make every social event an occasion in a relaxed space that works equally well for

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Price	SOLD
Property Type	Residential
Property ID	2271

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everyday living or celebrating on a grand scale, further enriched by a private perimeter and paved outdoor entertaining areas.

Additional living space is provided upstairs and down with a ground-floor theatre room, and a first-floor family retreat, ideal for slipping away for some quiet time. The current owners have also cleverly optimised the home for privacy and serenity with installation of a rear perimeter wall for noise reduction, a set of high-quality doors zoning the front from the rear, and acoustic enhancement in the walls of the theatre room and between two of the first-floor bedrooms.

A palatial main bedroom is staged upstairs graced with a dressing room, a north-facing balcony with commanding leafy views and a fully tiled ensuite showcasing a standalone bath, a rainfall/hand-held shower and a separate WC. The remaining first-floor bedrooms are superbly serviced by roomy robes and their own ensuites, while the ground-floor guest bedroom comes complete with a sleek semi-ensuite.

Presented in impeccable condition throughout, the list of special features is extensive including a large laundry, substantial storage solutions, heating/cooling throughout and a remote-controlled 2 car garage with a drive-through rear roller door for potential boat or caravan storage.

Superbly located, walk to the fitness paths of Elster Creek Trail, Hawthorn Road trams, Allnutt Park greenery and Centre Road shopping with easy access to bay beaches, leading schools and buses to Chadstone. This is the best of Bayside living without any hint of a compromise!

At a glance...

- * Approx. 47 squares of luxury living

- * 5 generously sized bedrooms, all with WIR/BIR and their own private ensuites, ground-floor main with a two-way bathroom, first-floor main with a north-facing balcony

- * Wide-reaching open-plan living and dining

- * Stone-topped kitchen and butler's pantry with Smeg appliances

- * Theatre room with pocket door privacy

- * Executive home office with acoustically advanced door for added privacy

- * Upstairs family retreat

- * Large laundry with ample bench and storage space

- * Under-the-roofline alfresco with an outdoor kitchen
- * Paved perimeter terraces
- * Low-maintenance garden and an automated and timed 4-zone irrigation system
- * Rear vertical garden
- * Sensor and external lighting
- * Extra-large 2-car garage featuring internal access and rear roller door for potential boat storage
- * Auto-gated entry to additional driveway parking
- * Storage under stairs plus substantial capacity throughout
- * Walk-in linen cupboard
- * Zoned heating and refrigerated cooling throughout
- * Double roller blinds
- * Porcelain tiling and plush carpet
- * A number of acoustic enhancements throughout the home
- * Back-to-base alarm plus video intercom/keypad entry
- * Towering ceilings
- * Recessed down-lighting
- * Ducted vacuum
- * 2 hot water systems (instant and solar)
- * Moments from transport options, parkland, schools, the beach, cafes, restaurants and shopping

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