



89 Livingstone Road Eltham, VIC



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## Walk to everything!

If you've dreamt of a central Eltham lifestyle and a home that offers the chance to make your mark whilst providing a comfortable standard of living, then this could be the one for you. Positioned on the high side of the road with just a short walk to get you to Eltham's shops, schools, train station, and bus, this property has everything going for it. The functional floor plan incorporates a light filled lounge with garden view, large modern open kitchen with stone benchtops, ample cabinetry, new gas oven, and dishwasher. The open plan kitchen overlooks meals and family zone with glass sliding doors leading out to low maintenance garden, 3 spacious bedrooms (master with ensuite and walk-in robe), central bathroom with separate shower and separate bath, excellent sized laundry and separate toilet. Outside you will find a paved BBQ zone that is partially covered and leads to the good-sized rear garden. Finishing touches include ducted heating, evaporative cooling, polished timber floors, new carpets throughout, remote double garage and under-house storage. Enjoying leafy surrounds and a friendly neighbourhood.

**Price:** \$550pw



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