# 11 COLEMAN CRESCENT, ELTHAM, VIC, 3095









# SOLD

## STUNNING CHARACTER HOME WITH DEVELOPMENT POTENTIAL

INSPECTIONS BY APPOINTMENT ONLY – ENQUIRE NOW TO ARRANGE YOURS TODAY!

Immaculately presented and full of charm, this character-rich weatherboard home sits proudly on a substantial 1,568m² (approx.) allotment, offering a rare combination of warmth, lifestyle and development potential (STCA).

Thoughtfully renovated with high-end finishes, the home showcases a stone-bench kitchen with 900mm gas cooktop, double wall ovens, dishwasher and an expansive butler's pantry. The open-plan living and dining area is bathed in natural light and flows seamlessly to a covered alfresco deck—perfect for entertaining and overlooking beautifully tended gardens and fruiting olive trees.

Both bedrooms include built-in robes and their own private ensuites, offering excellent comfort and privacy. The home also features a stylish stone-topped laundry, ducted heating and cooling, polished timber floors, and classic sheer drapes throughout.

A separate bungalow provides the flexibility of a home office, studio or teen retreat, while the large freestanding double garage adds excellent storage or workshop potential.

Zoned General Residential (GRZ1), the property will appeal not only to owner-occupiers but also developers. Expired planning permits include approval for a 2 lot subdivision and also for three townhouses—presenting a prime opportunity to unlock future value.

Located just 1.3km from Eltham Train Station and shopping village, and zoned for Eltham North Primary and St Helena Secondary College, this standout property combines lifestyle appeal with long-term potential in a sought-after Eltham pocket.

## 3 BED | 2 BATH | 2 CAR

PRICE:
$1,400,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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