



## 245 Canadian Bay Road MOUNT ELIZA VIC

5 3 2

Set on a substantial 2536sqm approx. of undulating land with bushland vistas into Mount Eliza Woodland, this impressive 5 bedroom + study 3 bathroom family sanctum WOWs with its urban industrial edge while providing an impactful infusion of lifestyle entertaining. High end with its custom steel/glass pivot entrance door, Chiminées Philippe fireplace and stunning use of quality timbers, leather door handles, concrete benchtops, bluestone pavers and recycled timber, this north facing sensation is the home for all occasions with its 2 sun drenched entertaining levels, 2 state of the art kitchens (Asko appliances and Bora induction cooktop with extraction fan, integrated fridge/freezer), 2 alfresco terraces, a sumptuous heated pool, cubby house, edible gardens, fire pit area and basketball key/cricket nets, while offering extensive secure parking on this corner block. Exclusive school belt, metres to Peninsula Grammar, Mt Eliza Primary School, St

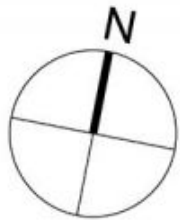
**Price** : \$ 2,400,000  
**Land Size** : 2536 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/bayside/mount-eliza/residential/house/7410427>



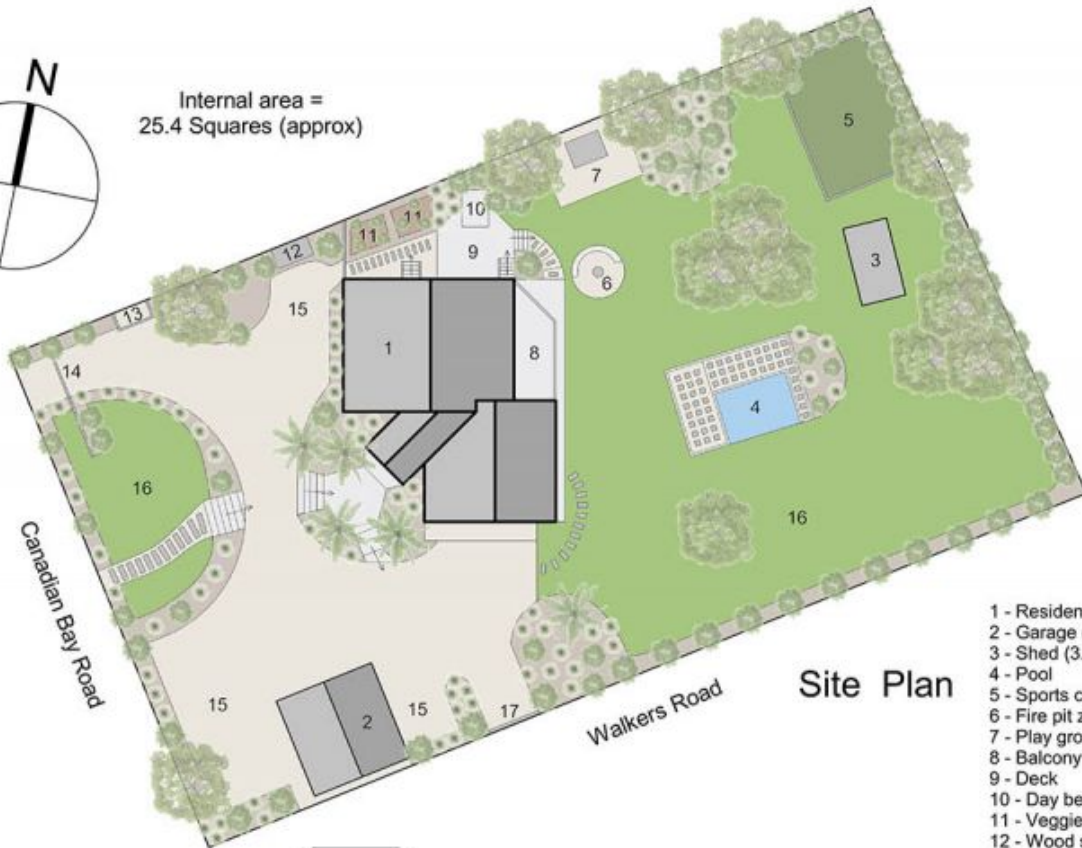
**Quentin McEwing**  
0397872422



**Kelsi Culhane**  
0397872422



Internal area =  
25.4 Squares (approx)



Site Plan

- 1 - Residence
- 2 - Garage (7.0 x 7.5)
- 3 - Shed (3.5 x 6.0)
- 4 - Pool
- 5 - Sports court
- 6 - Fire pit zone
- 7 - Play ground and cubby
- 8 - Balcony
- 9 - Deck
- 10 - Day bed
- 11 - Veggie patch
- 12 - Wood shed
- 13 - Bin storage
- 14 - Electric gates
- 15 - Parking
- 16 - Lawn area
- 17 - Gates



Upper Floor



Lower Floor

## 245 Canadian Bay Road, Mount Eliza

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222