



**For Sale - 11 Prospect Terrace, Mt Eden**

**\$2,499,000**

## TIMELESS CHARM MEETS MODERN COMFORT

4  3  3 

This beautifully reimagined 1920s stucco bungalow seamlessly blends character charm with contemporary family living. Nestled in the heart of Mount Eden, it's just moments from the vibrant village, top schools (double Grammar zoned), transport links, and the iconic Maungawhau/Mount Eden.

Spacious and thoughtfully designed, this home offers four bedrooms and three bathrooms, including two ensuites. The secluded upper-level master retreat provides a private escape, while an additional upstairs living space is perfect for extended family, home office, or library.

Designed for entertaining, the modern kitchen flows effortlessly into the open-plan dining and family area, extending onto a private deck and fenced garden. A cosy separate lounge with a gas fireplace adds warmth and character, enhanced by native timber floors, bay windows, and high stud ceilings.

Year-round comfort is assured with four wall heaters, ceiling and underfloor insulation, a Weiss ventilation system, and under-floor heating in the ensuite. Situated back from the street on a freehold 572sqm section, this property also features easy-care grounds, a mature avocado tree, a carport, and extra off-street parking.

A rare blend of heritage charm and modern ease - secure your slice of Mount Eden today!

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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**Land Area:** 572 sqm (more or less)

**Floor Area:** 206 sqm (approx)

**Legal Description:** LOT 1 DP 208756

**Rateable Value:** \$2,650,000

**Rates:** \$7,271.87 pa

**Chattels:** blinds, curtains, fixed floor coverings, oven, cook top, rangehood, dishwasher, light fittings, home ventilation system, 2 heated towel rails, 2 bathroom fans, alarm system, fridge/freezer, 4 wall heaters (2 gas, 2 electric),

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