

**1/201 Beach Road, Mordialloc, Vic 3195**

**buxton**

**Sold Unit**

Thursday, 19 October 2023

1/201 Beach Road, Mordialloc, Vic 3195

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Wesley Belt  
0395839811



Natalie Lerpiniere  
0395839811

**\$920,000**

Your entry to the beachfront is 100 steps to the sand, two blocks to the station and three bedrooms big! A rare villa-unit opportunity between the bay and the village, this freestanding home is made even more rare by a genuine three bedroom floorplan, a sea-breeze streetfront position... and the ideal blend of presentation and potential! Situated on arguably Mordialloc's best beachfront stretch with the Lifesaving Club and parkland out front, the bay's most swimmable beach just beyond and bars, bistros, boutiques and supermarket shopping just behind, this is the ultimate value-adding opportunity in Mordialloc's ultimate beachside position. Designed to maximise both north sun and the beachfront aspect, this substantial unit has obvious potential to reconfigure with lounge-dining looking over broad front lawns towards the bay, an eat-in kitchen with updated appliances immediately adjacent, and huge laundry opening to a north-facing courtyard with storeroom. With bedrooms quietly to the rear with an updated bathroom, and extras including polished boards, robes and a streetfront carport, this reverse-cycle air-conditioned unit is perfect to enjoy, update or invest. Move in, wipe your sand from your toes, and live the ultimate beach and village life. Rent out and reap the rewards of commuter living and a blue-chip beachside position. Step up and makeover to capitalise on this brilliant beachfront position. Secure your entry to the Beach Rd now! For more information about this beachfront unit contact Wesley Belt at Buxton Mentone on 0418 310 753