

# 10 Birdwood Street, Parkdale, Vic 3195



## House For Sale

Wednesday, 22 May 2024

10 Birdwood Street, Parkdale, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



Mark Blit

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**\$1,900,000 - \$2,000,000**

Situated in one of Parkdale's most prestigious beachside streets and presented for the first time in 48 years, this four bedroom, two bathroom family home offers an increasingly rare opportunity steps from the sand. Set upon an approximate 842m<sup>2</sup> with an exceptional 21.5m frontage, significant allotments in this highly sought-after lifestyle pocket are few and far between. The beach and bay trail is 100m from your doorstep, the enclosed playground reserve just two doors away and friendly Parkdale Village's restaurants, cafes, boutique shopping and transport links within a mere five minute stroll. In near original condition, the existing home is rich with vintage charm and boasts a flowing single level floorplan with four bedrooms, two bathrooms, spacious formal and informal living, along with retro kitchen at the social heart. Extensive windows capture the natural light, while brand new carpet, a large double garage and enviable outdoor space will delight. Explore the options to modernise and make it your own, take advantage of the substantial dimensions and potential for bay views with a luxury development or build your dream coastal haven at this premier address (STCA.) Steps to the sand, sea and yacht club, only 450m to Parkdale Village and walking distance to elite private schools including Mentone Grammar, Mentone Girls' Grammar, St Bede's and Kilbreda Colleges, along with prize zoning for Parkdale Primary School, Parkdale and Mentone Girls' Secondary Colleges - don't miss your chance to secure the next 50 years.