

**105 Pellatt Street, Beaumaris, Vic 3193**



**Sold House**

Tuesday, 15 August 2023

**105 Pellatt Street, Beaumaris, Vic 3193**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 649 m2**

**Type: House**



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**\$1,833,000**

A much-loved home to one-only family since May 1957 – with northerly winter sun aspect – this classic 'Beauy' residence is now ready for its next exciting chapter. One of the earliest homes built in the street and gracing an impressive corner allotment of approx. 649sqm with access off Cloris Avenue as well as Pellatt Street, the existing home has the sound & solid foundations for relaxed family living. Offering a choice of flexible living areas both upstairs and down, among its highlights are three robed bedrooms, including the peacefully positioned master with ensuite & both walk-in and built-in robes. A pristine family bathroom services the remainder of the home while a contemporary kitchen and meals area rounds off the accommodation along with a host of practicalities such as multiple split systems, a full laundry, gated carport parking and workshop/storage shed. And while the home will appeal to many thanks to its move-in-ready accommodation, others will certainly be drawn to the possibilities the property presents for the future. With its corner position and dimensions of approx. 15.2 x 42.7m, as a new home or potential dual occupancy site (both STCA), this is a proposition that certainly ticks all the right boxes. Add to that easy walking distance to Stella Maris and Beaumaris primary schools, bus stops on Tramway Parade, golf courses, sporting facilities, life saving, motor yacht squadron, sailing, hidden beaches, scenic cliff walking tracks – as well as prized zoning for both Beaumaris and Mentone Girls' secondary colleges – and this really is an opportunity you do not want to miss.