

**11/230 Station Street, Edithvale, Vic 3196**

**AREA SPECIALIST**

**House For Sale**

Thursday, 14 March 2024

**11/230 Station Street, Edithvale, Vic 3196**

**Bedrooms: 3**

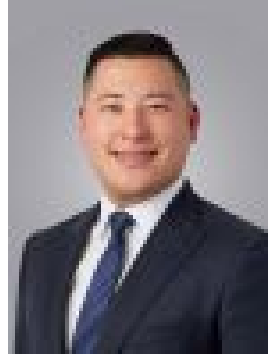
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Laura Voinea  
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**\$840,000 - \$870,000**

It's Addressed: Located just around the corner from Edithvale beach, Edithvale Primary School and within the catchment area for Mordialloc College, this two-storey townhouse offers a leisurely modern lifestyle. Nearby bus services, Edithvale Station, beaches, shops, cafes and restaurants are all within walking distance. Homeowners will also enjoy quick access to the Nepean Highway and the Mornington Peninsula freeway. Set along a private driveway, the modern brick-veneer façade with cream painted render parapet walls and weatherboard cladding presents a contemporary frontage. A double-lock up garage provides secure parking, while the North-facing orientation ensures abundant natural light throughout the day through the large glass balcony doors. Inside, the well-lit open plan kitchen, dining and living area, complete with split-system air conditioning, creates a welcoming atmosphere. A convenient study nook downstairs adds versatility to the space, while high ceilings, LED downlights, blinds and modern floating floorboards enhance the aesthetic appeal. Extending from the living space is the private tiled balcony great for outdoor relaxing, enclosed with a timber-look aluminium slat fence. A low-maintenance courtyard area downstairs features artificial grass and a water tank. The kitchen boasts a breakfast bar, 20mm stone benchtops and glossy timber laminate cabinetry. The gas burner cooktop with glass splashback, 600mm electric oven, single bowl overmount sink with mixer tapware and dishwasher provide a convenient cooking space. Three carpeted bedrooms with built-in robes offer comfortable retreats, with the master bedroom downstairs enjoying walk-in robes, split-system air conditioning and an ensuite. The bathrooms feature modern stone-top vanities and semi-frameless showers. Contact us today for a priority inspection!

Property specifications

- Modern town house within walking distance of the beach
- Open plan layout with plenty of space for family gatherings
- Three carpeted bedrooms with built-in robes, master enjoying AC, ensuite, walk-in robes
- Split-system air conditioning, LED downlights, contemporary kitchen appliances
- Close to schools, beaches, shops, cafes, restaurants and major roads

For more Real Estate in Edithvale, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.