

# 11 Holding Street, Beaumaris, Vic 3193



## House For Sale

Thursday, 8 February 2024

11 Holding Street, Beaumaris, Vic 3193

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 770 m2

Type: House



Michael Cooney  
0395896077



Greg Lord  
0395896077

**\$1,850,000 - \$2,000,000**

A true Beaumaris classic that has been cherished by the same owner since new, this light filled fifties sensation delivers irresistible mid-century appeal on a floorplan that could be easily adapted to a modern lifestyle. Occupying a fabulous 770sqm (approx.) block of sundrenched northerly land, the home showcases the classic raked roofline of the era enhanced by rich cedar accents and floor-to-ceiling glass - there is so much character to enhance any contemporary renovation. Set to the rear with views of the deep garden and huge in-ground pool (currently decommissioned) the formal lounge features an inviting open fireplace set in brick surrounds along with a sleek original display cabinet. The dining zone also looks out to the greenery and connects with the kitchen and a huge laundry/storeroom, while a second kitchen set in the front rumpus room area gives options for multi-generational families. Up-to five bedrooms and two bathrooms span the two levels; plenty of built in wardrobes are also offered together with the comfort of heating/cooling options throughout. Come and see what is possible - open up the living areas to the garden, expand the kitchen footprint, create an alfresco dream in the northern sun. But if that is not enough, you may prefer to consider starting afresh with a new home or side-by-side subdivision that capitalises on the land and location (all STCA). Within an easy stroll of Rickett's Point beach & teahouse, just steps to bus stops and a walk to the Concourse, the position is near quality schooling & kindergartens, an easy trip to Mentone's Grammar Schools and zoned for both Mentone Girls' & Beaumaris Secondary Colleges.