

**11 Lyons Avenue, Frankston South, Vic 3199**



**House For Sale**

Wednesday, 8 May 2024

11 Lyons Avenue, Frankston South, Vic 3199

**Bedrooms: 4**

**Bathrooms: 2**

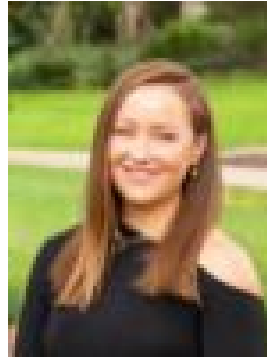
**Parkings: 2**

**Area: 704 m2**

**Type: House**



Ashley Weston  
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Brooke Wegener  
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**\$950,000 - \$1,045,000**

Rich in classic detail and offering a comfortable foundation for now with opportunity to renovate tomorrow, this 4-bedroom 2-bathroom home offers an immediate appeal with its picturesque street frontage, private gardens and versatile interior plan. Exuding grace with its crazy paved front courtyard, feature slate hearth and swathes of natural light, the private residence highlights instant family comfort with zoned north-facing living and dining rooms and heart-placed classic kitchen complete with breakfast bar, combined oven and electric cooktop, and views to the rear. Evoking an airy ambience with sliding exterior doors to the rear patio, the social layout forms the basis for easy family living with indoor-outdoor connectivity and a private rear yard perfect for little explorers with meandering paths and established gardens. With the ability to close off to entertaining, four naturally-lit bedrooms share two main bathrooms with guests, while gas wall heating, split-system heating/cooling, low-maintenance gardens and a double garage all enhance the immaculately-kept offering. Brimming with yesteryear's charm across a prized 715sqm (approx.) allotment, this charismatic family home sits within a safe neighbourhood only steps from Marama Reserve, and a short stroll from Olivers Hill Boat Ramp and Frankston Foreshore, Frankston South Community and Rec. Centre, Overport Primary School and Frankston High School (FHSZ). Central to both the major retail of Frankston Bayside and Mount Eliza Village's boutiques. Should you require any further information, please do not hesitate to contact Ashley Weston on 0439 101 677 or Brooke Wegener on 0448 382 643 anytime. Please note Photo ID is required for all inspections. All information about the property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.