

117 Albert Street, Mordialloc, Vic 3195



Sold House

Tuesday, 15 August 2023

117 Albert Street, Mordialloc, Vic 3195

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 676 m2

Type: House



Eva Cumming
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Chloe Barry
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\$1,302,500

**** This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 2nd of Sept at 10:00 am****Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through www.gavl.com.au and follow the property link:<https://www.gavl.com/dashboards/propertydetails/CTjPhIWu5v/117-albert-street-mordialloc-victoria-3195>To bid you must download the free Gavl App.Pace out the steps to the station, count the blocks to the bay, add up the bars and bistros within a walk, and multiply it all by the parklands and schools nearby. Then total up the possibilities and plan to add one new family dream home or two rewarding new residences (Subject to Council Approval).Measuring approx. 676sqm for a total parcel of beachside, creek-edge land, this versatile property is ready to leave its existing clinker-brick home behind...and add a brand new face (or two) to this prime site. With sun-catching northerly rear exposure, great street presence, and a premier position on this fast-developing, low-traffic street, this well-positioned site has a view to the future.Take your inspiration from neighbouring luxury family homes and build the dream with the pre-school around the corner, Mordialloc and St Brigid's Primary Schools within a safe walk, Parkdale College in-Zone, and the Mentone school district just two stops down the line. A splash to the playgrounds, bike tracks and ovals of the creekside parklands, a kick to Kavanagh Reserve, and a stroll to the sand and sailing clubs, this is the ultimate location for an active family life.Alternatively, be inspired by adjacent new townhouse development, activate the value in this well-proportioned site, and capitalise on this lifestyle locale within 400m of Mordialloc's retail, restaurant and rail hub. At the gateway to the Peninsula, a direct road or rail commute to the CBD, and adjacent the bay's best beaches, this ready-to-reward land offers an invaluable value-adding opportunity!For more information, please contact Eva Cumming on 0400 955 184 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.