

12 Warren Road, Mordialloc, Vic 3195



House For Sale

Wednesday, 17 April 2024

12 Warren Road, Mordialloc, Vic 3195

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 702 m2

Type: House



Kevin Chokshi
0430195517



Elise Russell
0451197709

\$990,000-\$1,070,000

If you're searching for a property that exudes period charm, warmth and character, presents a clean slate for further renovation, and plenty of space to grow into in this prized beachside suburb....this gorgeous Edwardian is absolutely ready to accommodate while your grand plans are finalised! Perhaps you're after a seaside home site for your dream design, or you're seeking a 702sqm (approx) multi-dwelling site (STCA) for your next development - divide it down the middle like the block next door, or go for a triplex site (STCA) like the one around the corner. A premier Mordialloc address surrounded by modern redevelopments, moments from the local milk bar, Bradshaw Bushland Reserve, Parkdale Plaza, Modicalloc station & 2 bus routes, Main Street's coffee and friendly neighbourhood vibe, and just a stone's throw from beautiful Mordialloc Beach. School zoned for Mordialloc Beach Primary & Parkdale Secondary. Character, charm and all the glorious hallmarks of its era - soaring ceilings, picture rails, baltic pine floorboards, open fireplace and sash windows - alongside contemporary updates, and comforts such as ducted gas heating, split system air-conditioning (x2), a modern paint palette, stylish light fittings, downlights, quality blinds/drapes & ceiling fans. It's the developer's, investor's, renovator's and new-home builder's dream-come-true - a doorway into this coastal location, without the price tag. With a wide 15.3m street frontage by 45.7m (approx) deep building canvas to play with, an array of opportunities and options are there to explore while deciding which avenue to take. For savvy buyers seeking to maximise their lifestyle, the current home is set to the front of the block, opening up further options to develop at the rear (STCA). And there is plenty to love and enjoy here. You'll appreciate the flexible 3-bedroom or 2-bedroom plus additional living zone design; the coziness of the lounge with an ambient open fire, plus a dine-in contemporary kitchen with updated cooking appliances and a dishwasher. Outside, there's a huge dual workshop, wide side access and plenty of garden. Renovate what's already here, wipe the slate clean and rebuild, or redevelop Mordialloc's next premier address (STCA) - whatever you choose, this is a rare chance to snap up an affordable entry into this seaside address. PLEASE NOTE: *Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.* Photo ID required at all open for inspections