

# 13 Field Avenue, Edithvale, Vic 3196

MAK REALTY

## Sold House

Saturday, 19 August 2023

13 Field Avenue, Edithvale, Vic 3196

Bedrooms: 4

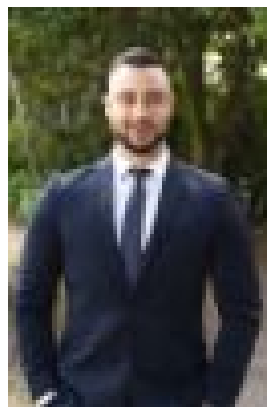
Bathrooms: 2

Parkings: 2

Type: House



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**\$1,647,500**

Located in the 'Golden Square' of Edithvale, awaits this large Victorian-inspired family home sitting on approximately 700sqm of desirable land. Welcome to 13 Field Avenue, an extraordinary and distinguished property with space and character. Providing multiple living and entertainment areas. Consisting of 4 bedrooms, 2 bathrooms, generous double car garage, high ceilings, alfresco area and veranda, this humble and large family home offers a lifestyle of comfort, warmth, and outdoor enjoyment with north-facing backyard only 300m from the beach.

**THE DETAILS**

- Four bedrooms providing comfort and privacy for the entire family. The master suite offers a peaceful retreat, complete with an ensuite bathroom and walk-in-robe, while the additional bedrooms are well-sized and ideal for children, guests, or a home office
- Expansive living area upon entry and an additional living area that can be used as a family room or a second lounge room
- Kitchen with a soaring cathedral ceiling, pantry, and an abundance of storage
- Laundry with trough, plenty of storage and outdoor access
- Ducted heating, cooling and a woodfire heater
- Outdoor alfresco with veranda perfect for entertaining or relaxing
- Double car garage with workshop space and direct house access

**THE LOCATION**

- Vibrant cafe culture and an array of services, including nearby beaches, shops, and a short walk to the railway and bus station
- Mordialloc Secondary College zoned
- Edithvale Recreation Reserve and Regent's Park are both proximate for all your sporting pursuits
- Edithvale Primary School is a short cycle away for the kids
- Edithvale Family and Children's Centre is a short drive or walk away
- Close Proximity to Haileybury Keysborough

Situated within this desirable pocket of Edithvale, this property on a large block boasts easy access to the beach, allowing you to enjoy the sun, sand, and surf within minutes. With close proximity to local amenities, schools, and transportation options, this home offers a convenient lifestyle that caters to all your family's needs.

**THE AGENTS** Claude Makdesi | 0405 342 244 Demetri Alexandris | 0410 813 777

**Disclaimer:** Whilst every care has been taken to verify the accuracy of the details in this advertisement, MAK REALTY cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.