

# 13 Perovic Place, Chelsea Heights, Vic 3196

AREA SPECIALIST

## Sold Unit

Friday, 11 August 2023

13 Perovic Place, Chelsea Heights, Vic 3196

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Linna Wu  
0451075278

**\$640,000**

ITS ADDRESSED Positioned within the sought-after catchment for Patterson River Secondary College and just a short walk to Chelsea Heights Primary School, this charming cottage-style villa offers the perfect blend of coastal living and convenience. Surrounded by nature, you'll find yourself just meters away from the serene Edithvale-Seafood Wetlands Environmental Area, and a mere 5 minutes to the heavenly Chelsea Beach. The nearby Chelsea Train Station, retail, dining, and cafe precinct are easily accessible. Embrace an active lifestyle with a short walk to expansive Chelsea Bicentennial Park, boasting a playground and an off-leash dog recreation area. Step into this coastal-inspired villa, with a facade showcasing a palette of white-painted Moroka and ocean-blue highlights. The easy-maintenance flower gardens add to the appeal. A stylish stained glass-inserted timber entry door leads to an interior that boasts near-new grey-gum timber laminate flooring, modern LED lighting, and roller blinds. Stay comfortable year-round with a central reverse-cycle air conditioning system. The living spaces open up to a private landscaped courtyard, perfect for outdoor dining or your morning coffee. The separate covered patio provides a serene spot to unwind. External storage sheds and a sprinkler system for the gardens add convenience. The well-presented kitchen features 40mm laminate countertops, a two-seater breakfast bar and plentiful storage cabinetry. An integrated stainless steel dishwasher and 600mm gas and electric cooking appliances complete the package. Three well-sized bedrooms continue the timber-laminate flooring and offer built-in robe storage. The main bedroom enjoys a private entrance to the immaculately-maintained, original main bathroom, which features stainless steel spindle tapware, a tiled hob bathtub and a frameless mirror. A separate powder room caters to guests' needs. Contact us today to experience the coastal charm and convenience of this delightful villa. Property Specifications: • Three bedrooms, internal refurbishment, central AC, LEDs, single LUG • Two outdoor spaces - private courtyard and covered pergola • Lots of natural light throughout, plus roller blinds • Prime location is a must-see For more Real Estate in Chelsea Heights, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.