

**15 Biarritz Avenue, Beaumaris, Vic 3193**



**House For Sale**

Friday, 1 March 2024

**15 Biarritz Avenue, Beaumaris, Vic 3193**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 769 m2**

**Type: House**



Michael Cooney  
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Greg Lord  
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## **Private Sale - \$1,800,000**

Original – yet impeccably presented and brimming with value-add potential – this classic blonde brick home graces a generous north-facing allotment of approx. 769sqm in a quiet and highly sought-after pocket of leafy beachside Beaumaris. Single level and extremely comfortable as is, accommodation includes a lounge with heating and air-conditioning, separate dining room plus a time-capsule kitchen with gas cooking and casual meals area. The three bedrooms all boast built-in wardrobes and share two bathrooms – at the rear of the home, a bonus living/family room with air-conditioning gives the kids somewhere to play or relax with friends. A garage and carport parking are also included and while the home is both rent and move-in ready, its real appeal is in the possibilities the site presents buyers for the future. Providing solid foundations for a modern makeover, you may also choose to explore options of starting again with a brand-new luxury showstopper (STCA). In the prized Beaumaris and Mentone Girls' secondary zones, the home is a short walk to Seaview shops, a choice of preschools and parks. It is also within easy reach of championship golf courses, primary schools, public transport and the shores of beautiful Port Phillip Bay.