

**16 Keith Avenue, Edithvale, Vic 3196**



**Sold House**

Thursday, 12 October 2023

16 Keith Avenue, Edithvale, Vic 3196

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Shane OSughrue  
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**\$1,090,000**

Presented for the first time, this substantial 696m<sup>2</sup> (approx.) parcel of prime bayside land offers an exciting opportunity to gain entry into one of Edithvale's most desirable pockets. An unbeatable central position only 450m from the train station and few steps further to one of the most stunning beaches along the bay, it's easy to see why families flock to this ever-popular lifestyle locale. Currently occupied by an original home that's seen better days; get ready to be inspired by the surrounding premier homes and build your dream family haven, or maximise this sunbathed north-east facing site and explore the development potential for luxury townhouses (STCA.) Alternatively, if tradies or keen renovators are seeking a project to work their magic, the existing home comprises two living zones, central kitchen, three bedrooms, family bathroom, high ceilings, in ground swimming pool and large lockup garage. Superbly located towards the top end of Keith Avenue with spectacular stretches of golden sand and the sea, cafes, restaurants and shopping all within a leisurely stroll, the train station at your fingertips for a relaxed commute or whisking the kids into Mentone's large independent school precinct, plus Edithvale Primary School, childcare centres, playgrounds, Regents Park and Edithvale Recreation Reserve are all in walking distance. If a first-class location and idyllic coastal lifestyle is at the top of your list, this is the one you won't want to miss.