

# 17 Bowman Street, Aspendale, Vic 3195



## Sold House

Thursday, 22 February 2024

17 Bowman Street, Aspendale, Vic 3195

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 602 m2**

**Type: House**



Garry Donovan  
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## Contact agent

On offer for the first time in four decades, this captivating family home enjoys a prized lifestyle position in Aspendale's most exclusive beachside enclave. Set upon approximately 602m<sup>2</sup> of prime land and situated within footsteps of the pristine sand, this beautifully maintained property is ready to be reimagined with a modern renovation, develop or build your dream home at this premier address (STCA.) Beyond the white picket fence, discover the enchantment of Art Deco charm with stunning high decorative ceilings, original fireplace surrounds and picture rails. There's three separate living zones and a sunroom to enjoy, along with an immaculate timber kitchen with walk-in pantry, three robed bedrooms with one including an ensuite, and a main bathroom with a walk-in shower. Comfort is assured with evaporative cooling, split systems and gas log fireplaces, enhanced by an up-to three car remote garage with internal entry and rear roller access. Outdoors, the north-east facing backyard will truly delight with a large bungalow and covered patio to soak up the sunshine, along with raised vegetable beds, green lawn for the kids to play, plus a garden and potting shed. With access to glorious Aspendale Beach in less than 50 metres, along with Doyle's Bridge Hotel, the Mordialloc Sailing Club and iconic Mordialloc Pier within steps, you'll also love the incredible proximity to Main Street's bustling restaurants, bars and cafes, shopping, schools and the train station. Don't miss this rare opportunity to secure the next 40 years.