

**1B Leicester Avenue, Mount Eliza, Vic 3930**

**RT Edgar**

**Unit For Sale**

Thursday, 13 June 2024

1B Leicester Avenue, Mount Eliza, Vic 3930

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 481 m2

Type: Unit



Vicki Sayers  
0397763369

**\$640,000 - \$700,000**

AUCTION SATURDAY 6th JULY at 11:30am Supercharge your investment portfolio or cherish a pedestrian lifestyle with this quiet village address, where an all-original layout showcases immaculate interiors, generous proportions and a large grassy set back. From its serene position within walking distance to lively cafes, boutiques and everyday retail, an enviable beachside living experience sits only moments from both private and public schools, bus stops and medical. Surprising with house-sized proportions and garden views, the home quickly introduces light-filled living and dining proportions beyond a formal entry. Comfortable with ample space and a floorplan ahead of its time, fluid entertaining moves through to a kitchen that offers room for casual meals amongst retro design features, and a rear courtyard where generous proportions remain consistent. Private with established gardens, the sun-drenched courtyard opens to a drive-through single garage for easy rear access. Two generous bedrooms, one with a walk-in robe, are serviced by a main bathroom where easy shower access is complemented by an in-set tub and separate toilet. Split-system heating and cooling presents climate comfort, while ceiling fans and off-street parking provide additional features. Sharing a strata title with the adjoining allotment, this premium single-level home enjoys the convenience of easy village living.