

21 Dudley Parade, St Leonards, Vic 3223



Sold House

Saturday, 23 December 2023

21 Dudley Parade, St Leonards, Vic 3223

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1253 m2

Type: House



Lachlan Campbell
0352571778

\$1,032,000

Calling all developers - This beautiful beach house presents a rare opportunity to acquire a substantial development site with RGZ 3 high density zoning. The property is located only 350m to the sparkling waters of Port Phillip Bay and 250m to the township of St Leonards. Situated on a superb 1,253m² (approx.) allotment this property is sure to be of great interest to developers, investors or those looking for room to move. Multi-unit developments have proven to be lucrative in this area so do not miss your opportunity to redevelop this stellar allotment. The zoning of Res Growth Zone 3 permits a future owner to develop to 10.5 meters STCA. This family home with a coastal theme gives a fresh laid-back beach vibe. The open-plan living is light filled & spacious and is heated by a gas heater and reverse cycle air-conditioner for all year-round climate control. The modern kitchen/dining area has an efficient design and comes with electric ceramic cooktop, Stainless Steel under-bench oven and offers plenty of storage and bench space. On offer are three bedrooms, main with built-ins, family bathroom with shower, vanity and toilet and a separate toilet for guests. Other features include sun-room, laundry, good sized garage for secure vehicle storage, fully fenced safe rear yard and low maintenance garden.