

# 240 Nepean Highway, Seaford, Vic 3198



## House For Sale

Wednesday, 10 April 2024

240 Nepean Highway, Seaford, Vic 3198

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 705 m2**

**Type: House**



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**\$1,050,000 - \$1,150,000**

The choice is yours on this prized waterfront block of 705sqm. Get started right away on the existing endorsed plans or imagine your own future to rebuild or renovate this timber charmer. Backing onto the beauty of Kananook Creek, this rambling 2 bedroom + study home relishes in the idea of being something amazing. With views of the nature reserve along the Seaford Foreshore, there is the ability to gain spectacular bay views from a 1st floor position. As it is, there's double doors into a delightful sitting room (gas fire), 2 bedrooms including the main with study/sunroom & BIRs, a 2nd study, a central kitchen with gas cooking and a lovely family room overlooking the deep rear garden onto the creek. The home also comes with security doors/grills, a shed, a paved patio and ample parking, making it an ideal candidate for investing or renovating. The property comes with a council endorsed planning permit for 2 large family townhouses. Each house offering a unique situation with the front providing bay views and the rear looking over Kananook Creek reserve. Each house is 3 story, 4 bedroom, 3 bathroom, 2 living areas, double garage and enjoys comfortable garden areas. In one Seaford's prime locations, the world is your oyster with this prized land, an easy walk to Kananook station, Kananook Reserve and buses, with easy access to schools, sports facilities and onto the freeway.