

**3/174 Beach Road, Parkdale, Vic 3195**



**Unit For Sale**

Thursday, 18 April 2024

3/174 Beach Road, Parkdale, Vic 3195

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$700,000-\$750,000**

Imagine living the "holiday-at-home" dream every day of the year! Imagine that the beach laps the shore just 30 metres from your door, and that miles of coastal walking trail is there to explore the rugged natural beauty of Port Phillip Bay along cliff-face and grassy sand dunes....Imagine that you're within just a 10-minute walk to Mordialloc station and vibrant Main Street shops, surrounded by some of the bay's most popular restaurants, bars and cafes; Mentone's elite private schooling options and prized zoning for Mordialloc Beach Primary School and Parkdale Secondary College; buses stopping right outside and an easy commute to Melbourne CBD. Now imagine that home isn't too shabby either! You'll have to pinch yourself. Tucked away in an immaculately presented group of 10 directly opposite Mordialloc Beach, featuring a secure automatic carport, a large, sun-drenched courtyard, and a great interior design. Equally charming internally, with quality updates and modern renovations - crisp modern paint, ducted gas heating, split system air-conditioning, LED downlights, glossy floor tiles and premium new carpet and good storage. Two generous bedrooms with generous robes, and a modern, fully-tiled bathroom with a skylight, spa bath/shower with a shower niche, wide vanity and separate toilet, plus a handy separate laundry off the kitchen. Spaces that you'll appreciate, the home enters into a spacious open lounge and dining room with split system air-conditioning, and an adjoining well-appointed kitchen with oodles of storage and quality electric cooking appliances. Retreat outside to the tranquillity of the north-facing courtyard - a space you can easily add your own personality and style to get endless use of - whether it's reading a book or a lunchtime catch-up with an old friend - not that you'll be home too often with the beach across the road! Prime positioning at the precipice of Melbourne's famous bay area - this is a dream come true! PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections