

# 3 Gothic Road, Aspendale, Vic 3195



## House For Sale

Saturday, 13 January 2024

3 Gothic Road, Aspendale, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 534 m2**

**Type: House**



Anita Wall

0397767886

## **AUCTION - \$1,330,000 - \$1,463,000**

Beautifully renovated and perfectly positioned, this impeccably renovated 4-bedroom entertainer matches family functionality with an ideal indoor-outdoor flow just metres from Aspendale's village shops, railway station, and captivating foreshore. A complete transformation features a reimagined layout with an open-concept design, effortlessly balancing simple, quiet living with immediate adaptability for lavish entertaining. A stunning stone waterfall kitchen is a masterpiece in itself, featuring a suite of premium appliances for gourmet excellence, including dual pyrolytic ovens with steam assist, a 900mm cooktop, and an integrated dishwasher. Party like you've never partied before on the adjacent covered terrace and magnolia-edged rear yard, enhanced by a 6.0 x 10.0m (approx.) garage ideal as an extension of the entertaining space, or a workshop sided with two secure tandem parking spaces. Accommodation is introduced by a gorgeous classic staircase that leads up to a stunning bathroom and three bedrooms, each with ceiling fans and roller shutters. An additional bedroom on the lower floor is ideal as a nursery or home office, accompanied by an equally impressive bathroom and fitted laundry. Revel in year-round comfort with refrigerated heating and cooling, a security and alarm system, and solar power, it sits perfectly central to Laura Street and Station Street shops, Aspendale Station, Aspendale Primary, Glen Street Reserve, and Aspendale foreshore, just a short commute from Mordialloc's everyday essentials. \*Please note: Photo ID is required for all inspections\*