

**31 Bethell Avenue, Parkdale, Vic 3195**



**Sold House**

Friday, 11 August 2023

31 Bethell Avenue, Parkdale, Vic 3195

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



Eva Cumming  
0395860500

**\$1,515,000**

**\*\* This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 5th of Aug at 2:00 pm\*\*** Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property link: <https://www.gavl.com/dashboards/propertydetails/ZAUSuKrOnm/31-bethell-avenue-parkdale-victoria-3195> To bid you must download the free Gavl App. Showcasing glorious Art Deco detailing which would beautifully enrich any modern renovation, this classic brick home occupies a sundrenched block with a north facing rear yard on 595 m2 (approx.) in fiercely popular part of Parkdale. Beachside of the highway and an easy stroll to the station and cafes, the much-loved setting offers a practical floorplan that while ready to be modernised, is immediately comfortable or ready to enjoy or lease it out. Beyond established gardens, the accommodation features soaring ceilings adorned with decorative Art Deco plasterwork as well as eye catching sweeping arches. The central hallway gives access to the formal lounge and dining room while further on, the open plan family/meals zone and bright kitchen are filled with light and look out to the sunny rear lawn. The largest of the three bedrooms boasts a beautiful ceiling and pretty bay window – the bedrooms all share a central bathroom plus a power room off the laundry. The comfort of ducted heating/evaporative cooling is also offered together with an alarm, large lock-up garage with workshop area and ample additional parking. A home that could really be brought to life while paying homage to the heritage, the desirable block could also be an exciting development opportunity (STCA) in an amenity-rich location which boasts zoning for both Mentone Girls' and Parkdale secondary colleges. For more information, please contact Chris Kavanagh on 0432 824 448 from Barry Plant today. **ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.**