

**33 Mouchemore Avenue, St Leonards, Vic 3223**



**House For Sale**

Tuesday, 30 January 2024

33 Mouchemore Avenue, St Leonards, Vic 3223

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 736 m2**

**Type: House**



Lachlan Campbell  
0352571778

**\$595,000 - \$635,000**

Positioned on a lovely 736sqm allotment this character filled two bedroom home offers the perfect opportunity to renovate and create the perfect beach home or demolish and subdivide into two dwellings (STCA).The property offers a 18.3m street frontage and is an ideal building block for future development , the house internally is in need of renovation throughout and has been in the one family for over 40 years. The home offers two spacious bedrooms, a central bathroom with separate toilet plus open plan living and dining adjacent to the original kitchen.Externally the property offers excellent side access for the storage of boats and caravans plus a solid lock up garage for two cars.This property is located within short walking distance to the town centre, a selection of beaches the pier and the pub.