

**34 Codrington Street, Sandringham, Vic 3191**



**House For Sale**

Tuesday, 19 March 2024

**34 Codrington Street, Sandringham, Vic 3191**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Paul Bond  
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**\$1,750,000 - \$1,850,000**

Find yesterday's beauty, today's living and an easy future in this location of a lifetime. Nestled amongst the area's grandest homes and greatest estates, this charming solid-brick 1920s home is already extended...and all ready to love for its adaptable up to 3 bedroom and study, 1.5 bathroom accommodation, its sunny westerly-rear gardens... and its big plans for the future! Configured for today with the all-on-one-level space that downsizers will love, this gracious home features beautiful robe-fitted ground-floor bedrooms (one extending to an arch-windowed home-office area) and grand central living (with room to lounge and dine). This sizeable home also offers the adaptable second-storey that growing families need - with space to fit a third bedroom plus a sitting-room retreat on a lofty first floor...plus an easy path to the future with approved plans and permits to extend to 4 bedroom, 2 bathroom, dual zone family living. Showcasing first-class classic style with a prestige Miele and Ilve appliance kitchen and a travertine-tiled twin-vanity bathroom with Japanese-spa, and a second WC against a backdrop of high decorative ceilings, lovely leadlight, and an impressive open-fireplace, this period-perfect home even has a unique perspective; with a blue-chip outlook to the tennis courts and tall trees of this leafy precinct! Securely sited in auto-gated grounds with at least three car parking, this is the lifetime location has something for everyone too; a minute to Sandringham's beachside village and station, a walk to BGS and Firbank's junior school, Sandringham House, and a quick dash to bus-routes in all directions.