

# 38 Ilma Grove, Bonbeach, Vic 3196

**buxton**

## House For Sale

Friday, 2 February 2024

38 Ilma Grove, Bonbeach, Vic 3196

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 563 m2

Type: House



Daniel Wright  
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Levi Burns  
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**\$980,000 - \$1,075,00**

Set on the sunny side of the street, this family weatherboard classic offers an exciting opportunity to secure a sensational 561m<sup>2</sup> approx. block with a premier riverside address. Surrounded by fantastic lifestyle amenities, including the Patterson River Golf Club, Bonbeach Tuck Shop, fantastic transport links and popular Bonbeach Primary School, you're also just minutes from the beach and riverside walking tracks. Enjoying a northern aspect and brimming with possibilities; explore the options to maximise this prime position and develop, enhance the timeless charm of the existing home and renovate, or be tempted to start afresh and build your dream coastal haven (STCA.) Presented in original condition, discover a well-laid out floorplan comprising three bedrooms and a central bathroom, formal lounge room and neat kitchen with meals overlooking the sundrenched back garden, along with a second toilet, wall heater, split system and lock-up garage. Situated in a family focused neighbourhood, this outstanding property is a short stroll from schools, the local shops for your morning coffee, farmer's market and bus stops, while the train station, sports reserves, popular eateries, the spectacular Patterson River and golden beaches are at your fingertips.