

**40 Fletcher Street, Moorabbin, Vic 3189**

**buxton**

**Sold House**

Wednesday, 18 October 2023

40 Fletcher Street, Moorabbin, Vic 3189

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 756 m2**

**Type: House**



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**\$1,355,000**

Corner a rare mid-century marvel ...or secure arguably this century's most marvellous land! A rare undercapitalised corner at one of the area's fastest developing addresses, this versatile property comes with approx. 756sqm of dual-frontage land, a ground-breaking 1960s home ...and the opportunity to break new ground! Bring your cutting-edge dual-occupancy concept (Subject to Council Approval) and meet strong demand for prestige living in this family-wise locale. In the heart of the Holmesglen medical and education precinct, this corner position has something to appeal to every future buyer; with a handy local shopping strip and the major South Rd bus-route around the corner, in-demand primary schools (including Tucker Rd Primary School) close, and Moorabbin's transport and lifestyle hub within a minute. But while you look to the future in this highly-sought locale, don't be too quick to overlook the innovative cream-brick home already here. An exceptional example of its time with a butterfly-roofline centred on a north-facing entry-courtyard, this three bedroom home offers a readily updatable plan with lounge, dining and kitchen in one wing, bedrooms in another, and a window-walled gallery in-between. Offered in time-capsule condition with a streamlined white kitchen, vintage bathroom and vast and versatile laundry, this covetably cool gas-heated and air-conditioned home with double garage offers unique potential...or uniquely rentable presentation while you plan! For more information about this mid-century home contact Paul Sibley at Buxton Hampton East on 0403 325 423