

41 Foothills Avenue, McCrae, Vic 3938

House For Sale

Sunday, 4 February 2024



41 Foothills Avenue, McCrae, Vic 3938

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



Real Estate Yourself
1300572437

Expression of Interest

Phone Enquiry Property ID: 2473 (Quote when calling or texting) Quintessential beach house sitting on approximately 324m², high set with bay views from upper balcony. This block is a developer's dream. Opportunities this close to the beach are limited. The property is offered as a whole or two separate lots: Proposed lot 1 with existing front house (approximately 324m²). Proposed lot 2 (371m²) vacant battle axe block at the rear with planning approval for luxurious 2 storey, 3 bedroom roof top deck dwelling and swimming pool. The block has planning approval for a second dwelling at the rear. A planning application for two lot subdivision is in progress. Plans for a stunning second dwelling of two storey, 3 bedrooms with rooftop entertaining patio have planning approval. You'll enjoy impressive views from the rooftop patio, kitchen, dining and deck. Easy block to build on with all service infrastructure in place. (NBN, electricity, water, sewerage) prepaid or connected. . The beach house is a high set 3 bedroom home. Upstairs consists of 2 bedrooms, kitchen, bathroom, living and dining space. The upstairs balcony offers bay views. Downstairs you will find the rumpus room, third bedroom, second bathroom and laundry, a large concrete carport and undercover area. Details and dimensions of each Lot are located in the floorplans tab below. This property is a short stroll to popular nearby cafes, the McCrae yacht club, Surf Lifesaving Club and the lighthouse. It is approximately 550 metres to the foreshore reserve. Expression of interest closes on 28th of February 2024. Sold as separate lots or as a whole. Proposed lot 1 \$820k - \$900k Proposed lot 2 \$690k - \$750k Willing to consider offers for combined lots.