

# 45 Harvey Road, St Leonards, Vic 3223



## House For Sale

Monday, 30 October 2023

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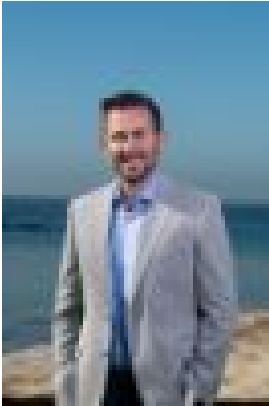
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 620 m2**

**Type: House**



Lachlan Campbell  
0352571778

**\$850,000 - \$900,000**

Boasting a fabulous location and incredible potential this property offers itself as a fabulous, beachside getaway or demolish and rebuild your dream home. Situated less than 250m to the sparkling St Leonards Beach and less than 500m to the cosmopolitan town centre the location of this property is second to none. The home is a character filled original beach house with the potential for amazing water views from a double storey dwelling. From its elevated position, the kitchen/living/dining of this home capture glimpses of the bay. The original hardwood floors create a sense of the true coastal living this home offers. Natural light floods the living area from the east and north where a wall of glass captures the best that the winter sun has to offer. An east-facing, sun-soaked deck is present adjacent the living area creating an outdoor living/entertaining space to enjoy the Bay glimpses. The stunning floor boards and natural light continue in the three bedrooms. The master bedroom features built-in robes and all three bedrooms are serviced by the original condition bathroom and separate toilet. A single lock-up garage is present at the rear of the home with extra space for storage. The expansive rear yard is a 'blank canvas' awaiting a gardeners touch. With 620m<sup>2</sup> (approx.) land content and a residential Growth Zone - Schedule 3 zoning the property has considerable development potential as a multi-unit site (STCA). Possessing everything one could want from a coastal development opportunity this property is sure to appeal to many, be sure to book an inspection today.