

46 Station Street, Seaholme, Vic 3018

House For Sale

Friday, 5 April 2024

46 Station Street, Seaholme, Vic 3018

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 680 m2

Type: House



William Pendlebury
0458585585



Leigh Melbourne
0414239986

\$1,150,000 - \$1,250,000

Expressions of Interest closing Tuesday 30th April 12:00pm (Unless Sold Prior). In Seaholme, highly regarded and widely revered as a bayside pocket offering exceptional lifestyle appeal, any opportunity to acquire a 'golden triangle' address is an extremely rare, highly rewarding event. This classical, essentially original three bedroom home provides the perfect opportunity in the prized pocket between the railway line, the Esplanade and Millers Road. Proximity to the water, with Bezirk Café and Civic Parade Shops within walking distance, enhances the chance to secure traditional spaces and pursue outstanding potential on a site measuring some 680m². The bright northern light that fills the living room also finds its way through to the separate kitchen/dining area where original cabinetry conveys retro character while on the opposite side of the wide, welcoming entrance hall, three double bedrooms include a main bedroom featuring built-in robes and its own supply of the northern sun. A central bathroom with a separate bath and shower remains classically serviceable and is complemented by a separate laundry and the current floor-plan sun-room retreat. Ducted heating and evaporative cooling, a split system unit and external window shutters add to the present day profile before an under-cover patio reveals the rear garden's extensive reach. Side drive access to secure parking and a lock-up garage further illustrate today's appeal. Options for renovation and opportunities for new home construction, multi dwelling re-development or extension, STCA, will compete for your attention here – and success is certain whichever way forward is chosen. While 'location, location, location' is a well known phrase, 'Seaholme, Seaholme, Seaholme' complements this property's readiness for its next phase.