

5 Nepean Highway, Aspendale, Vic 3195



House For Sale

Thursday, 16 November 2023

5 Nepean Highway, Aspendale, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1041 m2

Type: House



Shane OSughrue
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James Aldinger
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\$2,200,000 - \$2,400,000

5 Nepean Highway, Aspendale & 2 Parana Street, Aspendale (TOTAL: 1040m² Approx.) Situated in one of Aspendale's most exclusive tightly held pockets, is this exceptionally rare and unique opportunity to secure 1040m² (approx.) of prime beachside land with two titles to be offered as a whole. Zoned GRZ2, this significant corner site offers outstanding potential for a contemporary multi-level development or luxury townhomes, situated just 150 metres from one of Melbourne's most spectacular beaches and 350 metres from Mordialloc Village (STCA.) Included in this extraordinary offering is a high-profile advertising billboard with strong annual return. Benefit from a combined potential annual return of approximately \$100,000 including two semi-detached residences fronting Parana Street & Billboard.

5 Nepean Highway, Aspendale Comprises classic semi-detached single level residence with two bedrooms, separate lounge and dining room/study, generous kitchen, central bathroom, sunroom with laundry, off-street parking and private backyard.

2 Parana Street, Aspendale On a separate title, this classic two-bedroom semi-detached residence mirrors the features of its counterpart. Promising a relaxed coastal lifestyle with pristine wide sandy beach stretching as far as the eye can see, the boat-lined creek and iconic pier for fishing, while the Bay Trail, Peter Scullion Reserve, Doyle's Hotel and Mordialloc's upmarket cafes, bars and restaurants, the train station and schools are all at your fingertips. A highly sought after enclave for its incredible proximity to the sand and amenities; continue to derive rental income from the existing residences and billboard, while you contemplate the future of this blue chip location. Contact Ray White Chelsea directors Shane O'Sughrue 0401 119 911 or James Aldinger 0425 724 232