

52 James Avenue, Aspendale, Vic 3195



Sold House

Wednesday, 12 June 2024

52 James Avenue, Aspendale, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$1,265,000

Cross the bridge to the reserve, follow the trail to the shopping village, watch the kids walk to school and look to the future in the ultimate park-edge, beachside position! Just one door from the trails and parklands along Mordialloc Creek, a 20 minute walk to Mordialloc's retail and rail hub, and 850m to the bay's best beach, this approx 606sqm property enjoys one of the most highly-sought, low-traffic addresses on the beachside. Situated at one of the narrowest points between the parklands and the sand, this prime position will reward a prestige dual-occupancy development (Subject to Council Approval) with close proximity to Mordialloc's booming hospitality, shopping and transport hub, similarly easy walking distance to Aspendale's beachside shopping village and station, and in Zone for in-demand Mordialloc Secondary College. Alternatively, keep this family-wise location all to yourself and give the kids an easy walk to school at St Louis De Montfort's Primary School (within 650m) and Mordialloc College (just two blocks away) and easy access to the Mentone schools (just down the line). A stroll to the bay with the creekside reserves as a backyard all year-round, this is an exciting family lifestyle opportunity. But don't be too quick to overlook the family value in the four bedroom, two bathroom, dual zone home already here. With a sun-filled formal lounge with a warming open-fireplace and light-filled family living-dining with a woodfire heater, this accommodating home is an ideal home base ...or base for future renovation. At the very least, with a quality stainless-steel appliance and stone benchtop kitchen, neat bathrooms and solid Australian hardwood floors, this centrally heated and fan-cooled home will pay its way until it's time to start afresh at park-edge, beachside address.** This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 29th of June at 2:00 pm** Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through www.gavl.com.au and follow the property link: <https://www.gavl.com/dashboards/propertydetails/pgRCqxAr08/52-james-avenue-aspendale-victoria-3195> To bid you must download the free Gavl App. For more information, please contact Eva Cumming on 0400 955 184 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.