

**52A Fraser Avenue, Edithvale, Vic 3196**

**buxton**

**Sold House**

Thursday, 9 November 2023

52A Fraser Avenue, Edithvale, Vic 3196

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 244 m2**

**Type: House**



Daniel Wright  
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Levi Burns  
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**\$852,000**

Secluded to the rear, this immaculate 2 bedroom, 2 bathroom single level surprise is the perfect beachside retreat, situated a short stroll to the sand and one block from the Edithvale General Store for your morning coffee. Step inside and discover a spacious lounge room with plush carpet and large windows, flooding the space with natural light. The adjoining dining area overlooks the garden, along with the inviting modern kitchen, complete with a casual breakfast bar, stainless steel appliances and fantastic cupboard space. Peacefully tucked away are two generous bedrooms, the master including a walk-in robe and ensuite for added privacy, while the second bedroom features built-in robes, serviced by a family-sized bathroom equipped with a separate shower and bath for blissful relaxation. There's a discreet study nook for those who work from home, along with ducted heating and split-system heating/cooling for year-round comfort. Outside, the private courtyard will delight those who like to garden with minimal upkeep, complete with a paved alfresco area to relax in sunshine. Additional features include a well-equipped European laundry with ample storage, the rarity of a large double remote garage and advantage of no body corporate. This highly sought after location places the beach right at your fingertips for those relaxed summer days; with easy access to Edithvale Primary School, Edithvale Pre-School, Edithvale Recreation Reserve, the golf course, bus stops, the train station and village. All enquiries must include a contact number. For more information, please contact Daniel Wright on 0414 788 828 or Levi Burns on 0438 204 772.