

**53 Fourth Avenue, Chelsea Heights, Vic 3196**



**House For Sale**

Monday, 3 June 2024

53 Fourth Avenue, Chelsea Heights, Vic 3196

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



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**\$790,000 - \$850,000**

Emphasising simplicity through carefully balanced interiors and classical craftsmanship, this beautifully kept two-bedroom residence is immediately impressive with its sun-lit ambience, north-east facing gardens, and enticing low maintenance convenience. Leafy perspectives are enjoyed from every window, and testify to the property's verdant setting, with the Edithvale Wetlands just around the corner. The heart of the home is given over to a free-flowing lounge and dining domain. It naturally organises itself around a central open-fireplace, with secondary entertaining spaces found at the front porch and rear terrace. Features include two bedrooms, a central kitchen, bathroom, and full-sized laundry. Situated on a generous flat allotment of 650sqm approx. in a typically leafy Chelsea Heights enclave, the property now offers a range of options either to add a new extension to the existing home, either out and/or up, design and build a luxurious new family residence, or alternatively build new townhouses on the site (STCA). All options have excellent capital gains prospects in such a popular and sought-after family oriented residential precinct. With Chelsea Heights kindergarten and primary school only moments from the door, the property enjoys the additional advantage of close proximity to local shops, arterial roads, and Chelsea station village.