

**58 Fraser Avenue, Edithvale, Vic 3196**

**buxton**

**House For Sale**

Friday, 5 April 2024

58 Fraser Avenue, Edithvale, Vic 3196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Noel Susay  
0450069506



James French  
0434955657

**\$1,250,000 - \$1,300,000**

Footsteps to Edithvale Primary School and just moments to parks, transport and the area's stunning beaches, this warm and welcoming 4-bedroom, 2-bathroom home is an offering tailor-made for easy family living. Providing spacious, sun-filled accommodation across two inviting levels on its prime corner allotment of approx. 466sqm, among its highlights are a formal lounge with log heater, a relaxed family room with alfresco access and a smartly appointed entertainer's kitchen with quality stainless steel appliances and handy breakfast bar. The downstairs bedrooms enjoy walk-in-robos and the first of two bright bathrooms are positioned downstairs, while two more robed bedrooms and a second bathroom are tucked away upstairs in a peaceful zone of their own, along with a versatile lounge area/retreat. Ample storage throughout, a full laundry, split system heating/cooling are all included – there are also decked areas to both the front and back while the fenced front yard provides a safe and secure haven for children and pets to play. Wrapping up a truly appealing family package are a water tank and garage; proximity to Edithvale train station & bus stops, sporting grounds, parks, shops and the foreshore is simply the icing on the cake!