

# 6 Dudley Grove, Edithvale, Vic 3196

MAK REALTY

## House For Sale

Wednesday, 12 June 2024

6 Dudley Grove, Edithvale, Vic 3196

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



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## THE ONE | \$2.7m - \$2.95m EOI Closing 18th July

This true beachfront home showcases blissful blue water views as far as the eye can see. PLUS, ADD a bathing box to your collection, located right in front of the home. (Sold separately.) Welcome to 6 Dudley Grove, Edithvale. Versatile in design, this home offers a welcome environment for multi-generational and families with its various living rooms, low-maintenance surrounds and private beach access. Stepping through the front door, the home's unique layout invites immediate relaxation with a brilliant lounge room providing the perfect social hub, with doors leading through to an adjacent rumpus room, commercial-grade kitchen and out onto the no-fuss yard where you can entertain with friends before heading out the back gate for some sun-splashed fun on the beach. Continuing further into the home, you'll find a family retreat plus three of the four robed bedrooms, including the master with walk-through-robe to ensuite, supplemented by a family bathroom, separate toilet and laundry. Upstairs is where the home truly shines. Here a modern kitchen, living and dining zone serves the family in style, with a gas log fire, stone benchtops, stainless steel appliances and a breakfast bench, while a brilliant balcony provides the perfect setting to look out over the bay and enjoy the afternoon sunshine. The 4th bedroom rests on this level and is complemented by a family bathroom with toilet, while additional features include ducted heating, evaporative cooling, 5.7kw solar panels, excellent storage plus dual gated driveways with off-street parking for a boat plus three cars. Directly behind the home is a Beach box which can also be optionally purchased on enquiry.

**THE SPECIFICS**

- 9 to 10 foot cathedral style ceilings
- Delivering blissful blue water views and private beach access.
- Master bedroom with walk-through-robe to ensuite.
- Two additional robed bedrooms on entry level, supplemented by a family bathroom, separate toilet and laundry.
- 4th bedroom placed privately upstairs, serviced by family bathroom with toilet.
- Downstairs lounge linking through to a fabulous rumpus and commercial-grade kitchen.
- A family retreat accompanies the downstairs bedrooms.
- Modern kitchen, living and dining zone serves the family upstairs, with a gas log fire, stone benchtops, stainless steel appliances and a breakfast bench.
- Brilliant balcony provides the perfect setting to look out over the bay.
- No-fuss yard with synthetic lawn and rear gate for direct access to the beach.
- Additional features include ducted heating, evaporative cooling, 5.7kw solar panels and excellent storage.
- Dual gated driveways with off-street parking for a boat plus three cars.
- Beach box available on further enquiry.

**THE LOCATION**

- Enjoy direct gated access to the beach.
- Mere metres from Edithvale Train Station.
- Walk to local eateries, shops and Edithvale Primary.
- Near golf courses and parkland.

**THE CLOSE** Enjoy an incomparable beachside lifestyle at 6 Dudley Grove, Edithvale. A home that boasts breathtaking bay views, private access to the beach and a versatile design with four bedrooms and various living zones, making it perfectly suited to multi-generational families or investors. Beach box available on further enquiry.