

**6 Idon Avenue, Frankston South, Vic 3199**



**House For Sale**

Saturday, 11 May 2024

6 Idon Avenue, Frankston South, Vic 3199

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



Will Crowder  
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## Private Sale | \$1,000,000 - \$1,100,000

Delivering all the desirable attributes Frankston South is sought out for, from the spacious and serene garden allotment to the coveted Frankston High School zoning, this enchanting cottage style home offers an affordable next step for those looking to secure a comfortably sized residence in a prized beachside location. Past pretty floral gardens and a charming entry porch, the single storey home features a generous main lounge with glowing enclosed fireplace and beautiful outlook over flowering gardens, while the central dining area with suspended ceiling and high clerestory windows is awash in radiant natural light. An additional living space in the rear gazing out across the garden also doubles as an idyllic home office for those who work remotely. The tidy original kitchen with a freestanding gas stove sides an informal meals area, which flows out through sliding glass to a north facing breakfast deck. A more substantial outdoor entertaining area enjoys a sunset facing aspect, providing the perfect setting for alfresco dining with space for an outdoor lounge to enjoy a quiet afternoon cuppa as the kids play in the lovely garden. Tucked down a separate hall, the three bedrooms with built-in robes share a modernised family bathroom with a shower alcove, bathtub, vanity and separate toilet, while a second toilet off the large laundry ensures household convenience. The double lock up garage is complemented by a sizeable storeroom/workshop, which would also make a superb mancave, billiards room or studio to complete this adorable package, which comes with ducted heating and evaporative cooling in the main house. Move in ready as is yet with exciting scope to reimagine, upgrade and/or extend (STCA) to transform from a sweet retreat into a sublime seaside sanctuary, the property also presents options to subdivide the rear garden or start again and build two new homes on the site (STCA). An easy walk to Overport Primary School and the high school campus, footsteps to the Delacombe Park recreational facilities and directly opposite Pratt Playground with basketball practice court, the home is just a few minutes' drive to Frankston CBD, Monash University and Frankston Hospital, and a blissful 15 minute walk to the beach. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.