

# 6 Raleon Avenue, Frankston South, Vic 3199



## House For Sale

Friday, 17 May 2024

6 Raleon Avenue, Frankston South, Vic 3199

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 641 m2**

**Type: House**



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## \$905,000 - \$955,000

Set back from the street, on an easy to maintain allotment of approximately 641 m<sup>2</sup>, 6 Raleon Ave Frankston South will suit those that are looking for a low maintenance lifestyle within a peaceful family friendly neighbourhood that is close to parks, schools, and public transport. Established gardens surround this Federation inspired residence, where warm toned bricks and pavers, as well as an inviting veranda, offers a private spot to sit and enjoy quiet time alone having your morning coffee whilst watching the sky change colour as the sun rises, listening to the abundance of birdlife as well as the sounds of kids at play in the nearby playground. Inside the home offers:-  
- A private entry hall creating a formal foyer offering privacy for family life inside.  
- Formal Lounge Room at the front of the home with picture windows adding character and charm, brick feature surround with mantle, and an electric heater insert, there is even enough space for an 8-seater dining table making this an ideal room for family gatherings.  
- Family living privately set at the centre of the home with a built-in bar area, enjoy drinks with friends and family while the conversation flows outside onto the private courtyard.  
- U shaped kitchen flows easily from the living space with plenty of bench area making meal preparation seamless. The breakfast bar is the perfect place for kids to sit and discuss their day whilst doing homework.  
- A main bedroom at the front of the home features a walk-in-robe as well as ensuite.  
- Two additional bedrooms offer built in robes and large windows for natural light.  
- Main bathroom with double vanity makes getting ready in the mornings easy, together with a separate shower, and louvers allowing for control of sunlight whilst relaxing in the full-sized bath at the end of a busy day. It even has a separate toilet room making busy mornings easy to co-ordinate when the family is young.  
- The study is another versatile space that can be easily converted into a hobby room or playroom for young children. Outside you will find:-  
- Low maintenance gardens meaning weekends won't be taken away from spending time with loved ones.  
- A good-sized back yard, with plenty of space for the kids to have a trampoline, kick a ball around, or simply sit in the sunshine and enjoy outside play.  
- A double garage ensures that your vehicles are secure, together with plenty of driveway parking for guests. Located within Mount Erin Estate, footsteps to William Hovell Reserve and playground, walking distance to St Augustine's School, as well as Mount Erin Secondary College, the area is perfect for families as well as downsizers, and with the recently renovated Ritchies IGA just down the road, all your grocery needs are catered for. Whether you're looking to downsize, right-size, or invest, make sure you put this one on your list to inspect. Call Janice Dunn today on 0402 285 698 to arrange your own private tour.\*Photo ID required to view this property \*Our team at Janice Dunn Estate Agents has put in diligent efforts to gather and present the information provided to you in good faith. However, we cannot guarantee the accuracy of the information, whether presented in written or verbal form. If you are considering this property, we strongly advise you to conduct your own research and make all necessary enquiries to ensure that all information is accurate to your satisfaction.