

# 62 Laura Street, Aspendale, VIC, 3195

## Sold House

Monday, 23 January 2023

62 Laura Street, Aspendale, VIC, 3195

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Andy Choi

0432671702

## **THE BRIEF: Walk to Aspendale Beach and its idyllic surrounds**

### **ITS ADDRESSED**

An immense opportunity is on offer at 62 Laura Street, a gorgeous two-bedroom cottage occupying a fantastic 749 sqm block of land, almost directly opposite Glen Street Reserve and just a minute's walk from local schools and the train station. Boasting a North-Easterly orientation, the home is sun-filled and close to the heavenly coastline. With a farmhouse-style brick veneer facade, the home is framed by abundant, neat grounds and offers a long driveway with a secure vehicle access gate.

Inside, the home feels spacious and airy with nearly 3000mm high ceilings, ornate cornice work and modern LED downlights. Timber hardwood floors have withstood the test of time, and large sliding windows are soft-furnished for privacy. Split system air conditioning provides comfort, and outdoors, the expansive backyard will be adored by the kids who will have plenty of space to run around. The home is conveniently connected to the National Broadband Network (NBN).

Solid 40mm timber bench tops offer ample preparation space, stylishly contrasting Scandi-style with crisp white walls and cabinetry. Home chefs will appreciate the quality of integrated cooking appliances.

Two well-sized bedrooms enjoy a continuation of timber flooring, and the main bedroom adds built-in robe storage. The home's main bathroom has enjoyed some stunning upgrades, adding value to the existing residence.

The main feature of this property however is the abundant block size and relatively flat build envelope. Subject to council approval (STCA), this block offers an excellent opportunity to capitalise on a top-tier locale by developing a set of townhouses, maximising return on investment. The frontage is wide, and the block is long, thus ensuring flexibility in design and layout.

If location is important to you, this property should make you sit up and take notice. Less than 10 minutes walk will get you to Aspendale Train Station, the beachside and local shops and restaurants. Aspendale Primary School is about five minutes by foot, and the home is positioned almost directly opposite a large reserve and sporting field.

This home is ready to move into, but also offers a sensational development opportunity. Contact us for a priority inspection today!

### **Property Specifications**

- Two bedrooms, sunny living space, plenty of outdoor space for the kids to kick a footy
- Long driveway with secure vehicle access gate
- High ceilings, AC to living, timber hardwood floors, LED downlights, NBN
- Prime location is a must-see

For more Real Estate in Aspendale contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.