

**7/44 Nepean Highway, Seaford, Vic 3198**



**Sold Unit**

Friday, 18 August 2023

7/44 Nepean Highway, Seaford, Vic 3198

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Elyse Pomfret  
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**\$485,000**

This exceptional 2-bedroom townhome presents an unparalleled opportunity for savvy lifestyle investors or owner occupiers seeking a slice of coastal paradise. Nestled between Seaford's sun-kissed shoreline and Kananook Creek, it delivers magnificent space throughout. A spacious lounge with split-system air conditioning sits separate from a kitchen and dining zone that's seamlessly connected to the rear courtyard, providing the perfect setting for gourmet creations and entertaining with an electric cooker and dishwasher. The upstairs domain showcases two inviting bedrooms with built-in robes, with the main bedroom boasting a balcony and near-immediate access to the central bathroom. The inclusion of separate toilets on each level, a downstairs laundry, a storage shed and a single remote controlled garage with internal entry adds welcome practicality, while its revered position places you just moments away from the vibrant Seaford and Carrum amenities and cafes, with an enviable lifestyle revolving around the breathtaking natural beauty of Kananook Creek and the award-winning beach just across the road. Vacant Possession: Move in and call it home in as quick as 30 days! Investors: We have an extensive list of potential applicants waiting. Auction terms - contact listing agent Brad Ryan