

72 Barkly Street, Mordialloc, Vic 3195



Sold House

Sunday, 15 October 2023

72 Barkly Street, Mordialloc, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 788 m2

Type: House



Jake Mabey
0416147767



Michael Care
0395860500

\$1,480,000

**** This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 11th of Nov at 10:00 am**** Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through www.gavl.com.au and follow the property link:<https://www.gavl.com/dashboards/propertydetails/KIIaCyhZm1/72-barkly-street-mordialloc-victoria-3195>To bid you must download the free Gavl App. Set across a sprawling allotment of approximately 788 m², this family-friendly residence offers superb future potential. Ideally located, it is just steps away from the station, a short stroll to the bay, and is surrounded by numerous restaurants, cafes and eateries. It is nestled amidst parklands and schools, providing a perfect setting for family life. This rare offering beckons those to reimagine and transform the existing residence into a new family dream home or even possibly redevelop (subject to council approval). The existing home offers four spacious and light-filled bedrooms, with the master featuring its own private ensuite, while a spacious central bathroom services the rest of the home to a tee. Two separate living areas, a well appointed kitchen, plus a spacious backyard are all perfect for families. A two car garage with a connecting workshop, plus a separate studio at the rear complete the package. Find inspiration among the nearby luxurious family homes, enjoying the convenience of a local preschool and sought after schools like Mordialloc and St. Brigid's Primary Schools, Parkdale Secondary College (zoned), and the wider Mentone school area are all just a short walk or a quick train ride away. Delight in easy access to riverside parks with play areas, bike paths, and sports fields, as well as the nearby Ben Kavanagh Reserve, pristine beaches, and renowned sailing clubs—a perfect place for an active family lifestyle. Contemplate the prospect of a townhouse development (subject to council approval), taking ideas from neighbouring projects. Maximize the hidden potential of this large lot, benefit from the great amenities within 400 meters of Mordialloc's lively shops, restaurants, and train station. Situated in the heart of Bayside and within easy reach to the city by road or rail, and close to pristine beaches, offering a rare opportunity for a fortunate new owner. For more information, please contact Jake Mabey on 0416 147 767 from Barry Plant today. **ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.**