

**75 McComb Boulevard, Frankston South, Vic 3199**



**Sold House**

Sunday, 13 August 2023

75 McComb Boulevard, Frankston South, Vic 3199

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 932 m2**

**Type: House**



Adam Price

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**\$975,000**

Presenting a rare opportunity to unleash creative flair in the heart of Frankston South, this dual-story residence unlocks prime living potential on the crest of Oliver's Hill. Appealing to those seeking a lifestyle of absolute convenience and coastal retreat, a cherished address only footsteps from the Norman Avenue shops contrasts with Frankston's major retail and public transport hub. Practical family dimensions are highlighted across two light-filled levels, where generous proportions and a clever layout present functional space for large families or intergenerational living. Introduced by timber accents and original character, the ground floor conceals a single bedroom living environment with kitchen, rumpus and complete bathroom, before further accommodating easy family living throughout. Instantly encouraging personal enhancement, the home's first-floor layout places the kitchen in the heart of entertaining, bookended by formal and informal dining zones and a light-filled lounge. Ample glazing captures the best of the afternoon sun, with a western orientation welcoming leafy street-facing views beyond a wide-spanning balcony perfect for blissful summertime hosting. Lending itself to potential redevelopment (STCA) with an ample land size of 932m<sup>2</sup> (approx.), the four-bedroom residence comes complete with three additional light-filled bedrooms each with robes, central bathroom with private toilet, split-system heating and cooling, exterior canvas blinds, sun-drenched patios to the rear with neat gardens, with ample shedding and car accommodation. Uniting home with Frankston's coastline, Sweetwater Creek Nature Reserve welcomes walking trails, wildlife and playgrounds only paces from the front door, whilst a FHSZ address confirms Bayside Shopping Centre, Frankston Foreshore and both Derinya and Overport Primary Schools each remain within close proximity from home. Should you require any further information, please do not hesitate to contact Andrew Condon on 0407 766 774 or Adam Price on 0401 667 232 anytime. Please note Photo ID is required for all inspections.