

**80 Broadway, Bonbeach, Vic 3196**



**House For Sale**

Tuesday, 2 April 2024

**80 Broadway, Bonbeach, Vic 3196**

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 617 m2**

**Type: House**



Adrian Barnes

## AUCTION SATURDAY 27TH APRIL AT 1:00PM

With beautiful stretches of Port Philip Bay beach, minutes away from your doorstep, this 3 bedroom, 2 bathroom property gives you location, lifestyle and a perfect opportunity to secure your home in a prime location. This tastefully renovated home with polished floorboards throughout the living areas, still retains a lot of period features which compliment today's contemporary styling. Step inside and feel instantly at home. The spacious lounge area is bathed in natural light, creating an inviting ambience, with floor to ceiling bookcases and a secret door that opens into your own intimate theatre room. The kitchen is located central to the home, featuring stainless steel appliances, ample storage and bench space and a separate meals area to enjoy your morning coffee. It overlooks the large family/dining area which flows outside for dining al fresco and is perfect for entertaining family and friends. The large main bedroom is carpeted and features built in robes, split system air conditioner and a beautifully renovated ensuite. The other two bedrooms have polished floorboards and one features the original built in wardrobe. They are of a good size and are serviced by a stunning family bathroom with a claw foot bath. Other impressive features of this home are a large renovated laundry with loads of storage, ducted heating for those chilly winter nights and a split system air conditioner in the family room for the hot summer days. Outside, discover your own enclosed secure backyard. The low-maintenance yard, complete with large powered shed, is perfect for your next gardening adventure, or simply soaking up the sunshine. Whether you're enjoying a barbeque with friends or savoring a quiet moment under the stars, this outdoor space is yours to enjoy all year-round. Conveniently situated in Bonbeach, you'll enjoy easy access to local shops, schools, parks, public transport and more.