

92 Fraser Avenue, Edithvale, Vic 3196



House For Sale

Tuesday, 2 April 2024

92 Fraser Avenue, Edithvale, Vic 3196

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 725 m2

Type: House



Tavab Nasheet

\$1,280,000 - \$1,408,000

Situated in a coveted location opposite a serene reserve, this charming three-bedroom single-level residence occupies a generous 725m² approx. parcel of land in one of Edithvale's most serene and family-friendly neighbourhoods. Embracing the quintessential bayside lifestyle, this home offers proximity to stunning golden beaches, the soothing sounds of the sea, and a vibrant village atmosphere, all within easy reach. Its advantageous position across from a park and close proximity to picturesque wetlands walking tracks add to its allure. With a sunny northern aspect and tranquil leafy vistas, the property presents an array of exciting possibilities for future enhancements, whether it's crafting a dream family abode or exploring potential development opportunities (STCA). Meanwhile, its current state offers immediate comfort for occupants to move in and relish, or alternatively, lease out for investment purposes. The interior features an immaculate kitchen equipped with stainless steel appliances, seamlessly integrated with an open-plan living and dining area that extends effortlessly to the outdoors, ideal for relaxed gatherings. Privately nestled away from the communal zones, three bedrooms boast built-in robes, accompanied by a central bathroom and separate toilet adjacent to the laundry facilities. Adding to its appeal is the expansive enclosed outdoor room, providing coveted additional space for year-round entertaining or serving as an ideal retreat for teenagers. Further enhancing the comfort of the home are amenities such as ducted heating, a split system, ceiling fans, and extensive lockup garaging capable of accommodating multiple vehicles. Set within a highly sought-after locale, recreational facilities including a reserve, playground, and golf club are conveniently at your doorstep. Within a leisurely 10-minute stroll lies Edithvale Primary School (zoned for Mordialloc College), the trendy Edithvale General Store, and the charming Edithvale Village, while the inviting shores of the beach beckon nearby.