

**96 Scott Street, Beaumaris, Vic 3193**



**House For Sale**

Thursday, 14 March 2024

**96 Scott Street, Beaumaris, Vic 3193**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,595,000 - \$1,750,000**

On a generous allotment of approx. 639sqm, this classic Beaumaris residence is simply brimming with value-add potential. Showcasing various hallmarks of its era – including high ceilings and a living room oriented to capture optimum northerly sunlight – this is a tantalising opportunity to reinvigorate a unique mid-century home to meet modern-day expectations while celebrating its timeless origins. Alternatively, you may choose to craft a brand-new family showstopper of your own design (STCA) – but whatever your plans for the future, with a blue-ribbon neighbourhood like this, you really can't go wrong. Extremely comfortable as is and ready to enjoy, existing accommodation comprises a versatile lounge/home office, sunny central kitchen with gas cooking, a vast rear living/dining room with northerly garden outlooks and three good-sized bedrooms, including the ground floor master with walk-thru robe to the semi-ensuite bathroom. Comprising two additional bedrooms and a bright second bathroom upstairs – also offered are a full laundry, glossy hardwood floors, an enclosed entrance sunroom and carport parking along with a secure child and pet-friendly backyard. Footsteps to both Stella Maris and Beaumaris primary schools, this prized Beaumaris pocket is within moments of the Concourse, Banksia Reserve, a choice of kindergartens and childcare options. It is also in the prized Beaumaris & Mentone Girls' secondary college zones. For all enquiries please contact Danielle Scanlon 0407 880 732 Hodges Mentone. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through [www.gavl.com](http://www.gavl.com) or copy & paste the property link: <https://x5u9a.app.goo.gl/3Q3Y8> To be able to watch online, you must download the free GAVL App.