

97 Kunyung Road, Mount Eliza, Vic 3930



House For Sale

Wednesday, 3 April 2024

97 Kunyung Road, Mount Eliza, Vic 3930

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1044 m2

Type: House



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Auction | \$1,200,000 - \$1,300,000

Enjoying enviable beachside positioning and glistening bay views, this enchanting English-style cottage amid meandering floral gardens entices with exciting possibilities for a contemporary renovation or total redevelopment into a brand new coastal home (STCA). A well preserved time capsule of an earlier era, the long-held circa-1970s residence, drenched in radiant natural light, boasts French doors off the entry hall opening to an elegant formal living room with gas log fireplace in a marble surround. With picture windows flanking the dining zone framing Port Phillip Bay, a savvy eye will spot the potential for a possible second storey to further enhance the water vista (STCA) in this superb seaside locale. An original kitchen with vintage Simpson Fabulous oven sides a second living zone, which opens out to an alfresco deck beneath a high-pitched pergola. Providing a lovely setting for outdoor dining, the space spills onto the pretty gardens with mature trees, a pond and a fenced utility area with a garden shed, fruit trees and a raised veggie bed. The oversized master bedroom is fitted with a bay window, built-in robes and a split-system unit, while a junior bedroom with built-in robes, an original family bathroom with shower and bath, a powder room, a second shower in the laundry, ducted heating and a garage are among the inclusions. Superbly situated for families just strolling distance to Kunyung Primary School with a choice of golden beaches only just beyond, the residence is just 3 minutes' drive to the shops, cafes and restaurants of vibrant Mt Eliza village and cycling distance to Peninsula Grammar. Brimming with old-world charm and endless possibilities to transform this sweet seaside cottage into a luxurious coastal home worthy of this highly sought location, this large 1044m² (approx) property awaits your future vision. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.