

**16 Berry Avenue, Edithvale, Vic 3196**

**buxton**

**House For Sale**

Saturday, 29 June 2024

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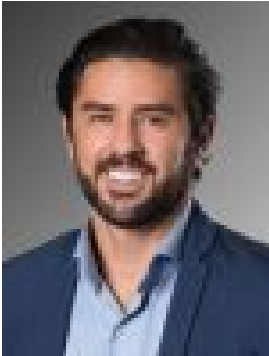
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 349 m2**

**Type: House**



Daniel Wright  
0397727222



Levi Burns  
0397727222

**\$860,000 - \$930,000**

Expression of Interest closing Tuesday 16th July at 2:00pm (Unless Sold Prior) In a highly desirable pocket by the bay, this enchanting coastal cottage will capture your heart with its classic charm, exciting potential and prime position. Situated 450 metres from the golden sands of spectacular Edithvale Beach, this idyllic location is central to all this popular seaside suburb offers. Occupying a coveted corner position, this property offers endorsed plans and permits for a three-bedroom, double storey haven with swimming pool, or alternatively renovate this 1920s beachside beauty at your leisure (STCA.) Comfortable whilst you decide, beyond the enclosed front veranda and central hallway discover captivating decorative panelled high ceilings and sash windows that flood the space with natural light. The spacious lounge room enjoys an ornate fireplace and split system, while at this home's heart is a large kitchen equipped with a bifold servery window, ample storage and stainless steel oven, flowing to spacious dining room streaming with sunshine. Both bedrooms are generously sized, the rear bedroom with French doors to a relaxed alfresco deck, while the tiled bathroom features a shower and bath, plus the comfort of a separate toilet. Further highlights include leafy established gardens, attic storage and off-street parking. The lifestyle and convenience is outstanding with pedestrian access to the beach in footsteps, 400m to the Edithvale General Store for your morning coffee, plus walking distance to Edithvale Village, the train station and local schools.