

**17 Fourth Street, Parkdale, Vic 3195**



**House For Sale**

Tuesday, 2 July 2024

**17 Fourth Street, Parkdale, Vic 3195**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 725 m2**

**Type: House**



Lauren Chambers  
0421450654



Mia Aleardi  
0430323001

**\$1,550,000-\$1,650,000**

The setting is on the bayside of the Nepean Hwy, an easy walking distance to both Parkdale and Mentone stations and shopping villages; the beach and famous 'Bay Trail' winding dreamily along the picturesque coastal landscape for miles. Just minutes on foot from Mentone's elite private schools (Mentone Grammar & Mentone Girls Grammar, St Bedes & Kilbreda), and prized zoning for Mentone Primary, Mentone Girls', and Parkdale Secondary Colleges. Interiors of classic, timeless charm alongside up-to-the-minute updates, renovations, and energy-efficient comforts, this blonde-brick beauty on a HUGE 725sqm (approx) parcel of land proves that you truly can have it all when it comes to size, comfort, and LOCATION, LOCATION. Classic elegance packed with natural light and the perfect blend of old and new, featuring a fresh new paint palette and solid timber floorboards throughout, downlights, and super energy-efficient hydronic wall panel heating to every room and space, including in the hallway. Melbourne winters won't seem bad in the cosiness of this hydronic heated house. Stylish kitchen renovations, plenty of shedding, a garage, and an impressive outdoor entertaining arena in a large, easy-care, north-facing backyard that is highly sought after. Three large bedrooms serviced by an original bathroom, plus a powder room and a separate laundry with excellent storage. Spacious combined living and dining zones, headed up by a stylish modern kitchen with thick stone benches and loads of storage, a quality oven, gas cooktop, and a dishwasher. Superb indoor to outdoor entertaining under a well-protected patio, overlooking a sun-drenched, huge backyard with a cubby, great shedding for the handyman, and plenty of lawn for the kids and pets to roam and play. We don't need to tell you just how few homes become available to the market in this epic location - you better get your skates on! PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections