

**18 Ebb Street, Aspendale, Vic 3195**



**House For Sale**

Tuesday, 2 July 2024

**18 Ebb Street, Aspendale, Vic 3195**

**Bedrooms: 3**

**Bathrooms: 1**

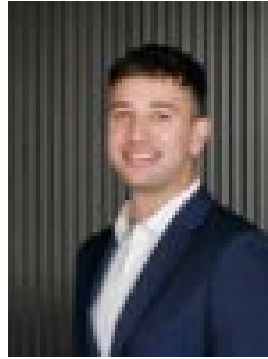
**Parkings: 2**

**Area: 644 m2**

**Type: House**



Chris Kavanagh  
0432824448



Matthew Mabey  
0430010056

## **\$1,100,000 - \$1,200,000**

Those who are hunting for a project or land bank opportunity should inspect this three bedroom property on a leafy 644 m<sup>2</sup> (approx.) sought after allotment. Tucked away in a desirable pocket blessed with amenities and just moments from the bay, this is a proposition that is worthy of investment. With the northerly frontage and a wall of windows flooding the living/dining area with warmth and sunshine, the accommodation is functional albeit in need of a little TLC. Offering a rear kitchen that looks out to the leafy established garden, there are also good-sized bedrooms, a bathroom with separate WC, laundry with access to the yard plus a lock-up garage. Highlights include timber floors and an open fireplace that would enhance any modern renovation, while the comfort of ducted heating and a split system is also included. Many will be inspired to rejuvenate the existing home, perhaps add an extension to meet the demands of modern living, alternatively there is enormous appeal in clearing the site for a brand new residence tailored to your needs or a multi-dwelling subdivision that capitalises on the land's dimensions (subject to council approval). Under ten minutes' walk to the soft sand of Aspendale beach, only moments to primary schools & local café and within easy reach of public transport. This is one opportunity that is not to be missed. \*\* This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 27th of July at 1:00 pm\*\* Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property link: <https://www.gavl.com/dashboards/propertydetails/RsEZOAXeE6/18-ebb-street-aspendale-victoria-3195> To bid you must download the free Gavl App. For more information, please contact Chris Kavanagh on 0432 824 448 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.