

**22 Civic Parade, Seaholme, Vic 3018**



**House For Sale**

Tuesday, 2 July 2024

22 Civic Parade, Seaholme, Vic 3018

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 716 m2**

**Type: House**



Gus Anile  
0425781466



Andrew Dowton  
0437300366

**\$1,350,000 to \$1,450,000**

Welcome to 22 Civic Parade, Seaholme - a timeless Californian bungalow radiating charm and elegance. Built in 1923 and nestled on an expansive 716 sqm block, this immaculately maintained single-level residence seamlessly blends classic period features with modern comforts, making it the perfect family sanctuary. Step inside and be captivated by the warmth of the original architecture, featuring intricate detailing and high 10-foot ceilings that exude a sense of history and grandeur. The spacious floor plan includes four generous bedrooms and a spacious central bathroom, providing ample space for a growing family. The heart of the home is the open-plan kitchen, living, and dining area, thoughtfully designed to foster connection and ease of living. The crackling fireplace provides unique warmth and relaxation that no ordinary heater can, whilst adding to the rustic charm of the home. The kitchen, equipped with granite benchtops, quality Chef gas hot plates, and a Westinghouse gas wall oven with an electric grill, effortlessly caters to both everyday meals and entertaining guests. Additional home improvements include wardrobes in three bedrooms, Baltic pine flooring in the original part of the house, and a mix of tile and hardwood in other areas. Multiple living areas offer versatile spaces for relaxation and recreation, while the outdoor alfresco area invites you to enjoy year-round entertaining in the privacy of your lush backyard. The spacious front yard adds to the home's appeal, offering a serene retreat and plenty of room for kids to play. Notable outdoor enhancements include a brick driveway, paving, and an outdoor room / garage. Whether you envision a home office, games room, gym, or man-shed, this is a blank canvas ready for your personal touch. Situated in a peaceful and highly sought-after location, 22 Civic Parade offers unmatched convenience. Enjoy the close proximity to Seaholme's pristine beach, Seaholme Primary School, the vibrant Pier Street shops, and Seaholme Train Station. Easy access to the freeway ensures effortless commuting, enhancing the lifestyle appeal of this exceptional property. Available for the first time in 35 years, many wonderful family memories have been created and cherished in this home. It's now time for a new owner to enjoy this gorgeous piece of Seaholme history. Don't miss this rare opportunity - call Gus Anile 0425 781 466 or Andrew Dowton 0437 300 366 for more information.