

36 Glenelg Street, Portland, Vic 3305



House For Sale

Monday, 11 December 2023

36 Glenelg Street, Portland, Vic 3305

Bedrooms: 3

Bathrooms: 1

Area: 736 m2

Type: House



Assets Real Estate
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\$525,000

36 Glenelg Street, Portland offers an exceptional lifestyle, combining absolute waterfront living with CBD convenience. The 736m² allotment enjoys a sunny Northern aspect and uninterrupted views over the picturesque Fawthrop Lagoon nature reserve to the south. A proposed 2 lot sub-division has received planning approval adding another layer of potential to this diamond in the rough. Inside, a spacious entry hallway is central to a very liveable, existing lay-out. High ceilings and polished timber floors feature throughout. The kitchen, dining & lounge rooms have an open & welcoming atmosphere and provide a flexible family living space, all with views over the Lagoon. There is year-round comfort thanks to the reverse cycle heating and cooling system, a cozy open fire and even a pot-belly wood stove in the kitchen. Both the main bedrooms are generous spaces, and all 3 bedrooms benefit from large windows and plenty of natural light. The central bathroom uses a thoughtful layout to incorporate a separate bath and shower and there are 2 closet spaces in the hallway. The rear of the house has a new roof and rear entrance so that sunroom and laundry capture the sun on even the greyest of days. It's an inviting and practical utility area between the kitchen and the back yard. Outside, the expansive 736m² allotment is a blank canvas with initial preparations underway for a proposed 2 lot subdivision - including new fencing on 3 sides. This planning approval adds a unique and promising dimension to the property, allowing its full potential to be realized in this prime location. Whether it's the waterfront location, the build-friendly block or the exciting potential, 36 Glenelg Street stands as an enticing opportunity for growing families or the astute investor. Inspections will surprise. Contact Assets Real Estate today to book an inspection on 5522 3333.