

**39a Northcliffe Road, Edithvale, Vic 3196**

**buxton**

**House For Sale**

Wednesday, 3 July 2024

39a Northcliffe Road, Edithvale, Vic 3196

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James French  
0434955657



Ryan Hammer  
0432939260

## **\$900,000-\$950,000**

Beyond the red brick path and leafy garden surrounds, this three-bedroom standalone home radiates charm and is perfectly positioned for a relaxed beachside lifestyle. With golden stretches of sand and sea in walking distance, the Edithvale General Store steps around the corner and the train station within easy reach, this sweet retreat on approximately 364m<sup>2</sup> offers immediate comfort with scope to add your own stylish touch. One of only two on the block, discover a spacious beauty with high ceilings, original timber floors and all the modern conveniences. Warm and welcoming open plan living will delight, complemented by an immaculate central kitchen equipped with Electrolux appliances, a double drawer dishwasher and excellent storage. The accompanying dining area is abundant in natural light, with sliding doors ensuring easy access to the covered entertaining deck and private backyard. Spacious and serene, all three bedrooms feature built-in robes, the master enjoying an individual split system and decorative fireplace, while the main bathroom is family-sized with a gleaming double vanity and blissful freestanding bath. A second bathroom with incorporated laundry facilities offers additional comfort, as does ducted heating and split systems. Additionally, your own private street frontage provides ample driveway parking, while outdoors will delight with grassed lawn for children and pets, and minimal maintenance for those who enjoy gardening without too much upkeep. Supremely central to all this popular suburb offers, walk to Edithvale Kindergarten, Edithvale Primary School, bus stops and the Edithvale Recreation Reserve, along with Edithvale Village's eateries, shops and transport links.