

**451 Station Street, Bonbeach, Vic 3196**

**buxton**

**House For Sale**

Wednesday, 26 June 2024

451 Station Street, Bonbeach, Vic 3196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1506 m2**

**Type: House**



Daniel Wright  
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**\$2,300,000 - \$2,450,000**

Expression of Interest Close Date Tuesday 23rd July at 2:00pm (Unless Sold Prior) Presenting a significant landholding of approximately 1,506m<sup>2</sup>, this classic property comes complete with plans and permits for seven luxury architect designed residences. A highly sought after bayside suburb, Bonbeach is known for its spectacular beaches, friendly community, lifestyle amenities, schools and transport links. The prized central position of this substantial allotment is a major drawcard. Situated approximately 240 metres to Bonbeach Station and the popular Bonbeach Tuck Shop, two blocks from Bonbeach Primary School with its fabulous Farmers Market, and a leisurely stroll to stretches of pristine white sand and the sea. A standout opportunity to deliver premier beachside living in this high amenity locale, all seven double storey residences are meticulously crafted with outdoor alfresco spaces, ensuites, walk-in robes, built-in robes, powder rooms and single lockup garages with internal access. Individual floorplans comprise: Dwelling 1 - Ground level open plan living + studies on each level, kitchen with walk-in pantry. Upper level three bedrooms and two bathrooms (the main with an ensuite + WIR) Dwelling 2 - Ground level two ensuite bedrooms with walk-in robes. Upper level open plan living with balcony + powder room Dwelling 3 - 6 - Ground level one ensuite bedroom (WIR), one ensuite bedroom (BIR) Upper level open plan living with balcony, sleek kitchen with walk-in pantry Dwelling 7 - Ground level open plan living, sleek kitchen with walk-in pantry. Upper level two ensuite bedrooms with walk-in robes Positioned only 450 metres from the magnificent Patterson River and Carrum Village, together with the tranquillity of the Wannarkladdin Wetlands, Patterson River County Club and sports reserves in walking distance - this idyllic lifestyle location is hard to beat.