

# 6 & 6A Tiuna Grove, Elwood, Vic 3184



## House For Sale

Wednesday, 10 July 2024

6 & 6A Tiuna Grove, Elwood, Vic 3184

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



Anders Simon  
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## **EOI Closing Monday, 5th August at 1pm**

Set your sights on this rare gem in the heart of beachside Elwood, where this tightly-held enclave offers an expansive 490sqm (approx) canvas for your grand vision. With a captivating single-level Californian Bungalow duplex and off-street parking for two as your starting point, this prime opportunity is just metres from vibrant cafes and the stunning foreshore, offering a rare setting for your future luxury family home. Each home boasts a two-bedroom, one-bathroom layout, with 6A offering a refurbished interior, a fresh coat of paint, and a newly landscaped rear garden. The larger of the two at number 6 is currently leased for \$625 per week until 29 September, 2024 and features a spacious living room with an open fireplace, a gorgeous bay window in the main bedroom, a large central kitchen, and a private garden perfect for entertaining. A shared driveway provides off-street parking for both homes, each featuring ducted heating, exquisite leadlight bay windows, original timber floors, and high decorative ceilings. Imagine combining both properties to create a luxurious family home while unlocking lucrative potential in the meantime, with both ideal for long-term or short-term investments. Opportunities like this are rare in beachside Elwood, making this a truly unique chance to own a piece of beachside bliss, just 8 km southeast of the CBD 250m from the beach and close to leading schools, the iconic sunset outlook at Ormond Point and the boutique cafe and wine culture of Ormond Road Village.