

6 Fourth Avenue, Aspendale, Vic 3195



House For Sale

Thursday, 15 February 2024

6 Fourth Avenue, Aspendale, Vic 3195

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 516 m2

Type: House



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\$1,300,000 - \$1,430,000

With the glorious expanses of the Wetlands & Regents Park just footsteps away, and with the bay, Edithvale wetlands, bike tracks and Rosedale Golf Club within an easy stroll, this picture-perfect period home is unbeatably positioned for an enviable beachside lifestyle. Instantly captivating thanks to its timeless façade, the home's light-filled interiors have been beautifully refreshed for modern living. Open plan and impeccably presented throughout - simply move in and lap up the relaxed lifestyle on offer. Set amongst established gardens on an easy-to-maintain allotment and boasting a sunny northerly frontage, accommodation includes three generous bedrooms, two bright and naturally sunlit bathrooms (one with Euro laundry), a chic & sophisticated entertainer's kitchen and the bonus of two distinct living areas. A rear alfresco deck protected by a shade sail and idyllic wisteria and grape covered pergola - make it the perfect spot to relax even on the sunniest of days - while also offered are ducted heating, split system heating/cooling, loft storage and carport parking. Close to Edithvale station for a straight-forward city commute or night on the town, this prized parkside locale is within moments of Edithvale, Aspendale and St Louis De Montfort Primary Schools, Mordialloc College and the area's numerous cafes and shopping destinations. For all enquiries please contact Mark Kosch 0438 693 332 Hodges Mentone. Live Streaming via GAVL Hodges clients have the opportunity to watch live property auctions. Register to watch through www.gavl.com or copy & paste the property link: <https://x5u9a.app.goo.gl/Dh9j> To be able to watch online, you must download the free GAVL App.