

**65 Chute Street, Mordialloc, Vic 3195**



**House For Sale**

Thursday, 28 March 2024

65 Chute Street, Mordialloc, Vic 3195

**Bedrooms: 3**

**Bathrooms: 1**

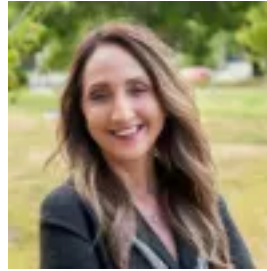
**Parkings: 2**

**Area: 626 m2**

**Type: House**



Debbie Brettner  
0390887488



Julie Petty  
0390887488

**\$990,000 - \$1,050,000 | Auction unless sold prior**

Savouring the serenity of its prized leafy setting, this is an opportunity that dazzles with potential, providing the chance to dream big within a five-minute radius of glorious beaches and vibrant attractions. Currently home to a traditional red-brick residence, this sizeable 626sqm (approx.) block features a wide 15m frontage (approx.) making it a valuable spot for astute developers (STCA). Picture a contemporary family masterpiece that's oriented to maximise natural light, featuring sparkling on-trend interiors and bespoke high-end finishes that combine aesthetic appeal with modern functionality. Maybe the plan (STCA) will include a gourmet kitchen with a magazine-worthy butler's pantry, premium hotel-inspired bathrooms and a primary bedroom suite with an enormous walk-in robe. There's also plenty of space outside for a luxurious entertainers' oasis, including sunlit patios for sociable summer barbecues, a glistening lap pool and kids' playground. The choice is yours! Alternatively, subdivide the land to maximise profit or imagine modern easycare townhouses (STCA) that appeal to a wide range of buyers. This tightly held neighbourhood is perfect for families who seek carefree convenience and proximity to the suburb's beautiful beaches, while also ideal for downsizers and busy professionals who crave a calming city escape with superb transport links. The property's coveted address is zoned for nearby Mordialloc Beach Primary School which can easily be reached on foot, while Parkdale Secondary College and a selection of elite private schools are also just moments away. Surrounded by picturesque reserves and sprawling Woodlands Golf Club, the property is close to Parkdale Plaza and Mordialloc's cosmopolitan dining scene, plus there's seamless access to breathtaking coastal trails. Commuting is a breeze courtesy of Mordialloc Station, which is situated within a three-minute drive, while the Nepean Highway ensures excellent connectivity. Make that development dream or forever home a reality; it's waiting to take shape at 65 Chute Street. Property Specifications: \*Generous 626sqm block with a 15m frontage (approx.) \*Coveted leafy neighbourhood in a prized coastal enclave \*Walk to zoned schools, surrounded by picturesque parks \*Close to beaches, several shopping hubs, train station and highway Photo I.D. is required at all open inspections.