

**2/35 Alfred Street, Beaumaris, Vic 3193**



**Townhouse For Sale**

Wednesday, 10 July 2024

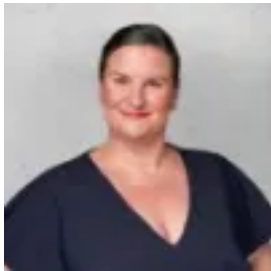
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Danielle Scanlon  
0407880732

**\$1,250,000 - \$1,350,000**

Meticulously maintained, generously proportioned throughout and framed by low-maintenance landscaping. Presenting an exceptional lifestyle opportunity for a range of buyers in this prized bayside locale. One of only two, set back and private, you'll love the easy-care nature of this single level beauty where timeless quality is immediately apparent. A central, timber kitchen divides open plan living and dining with a spacious meals area where sliding doors connect to established greenery outside. Bedrooms offer plush carpets and floor to ceiling windows with elegant colonial detailing. Two with built in robes share a family bathroom with shower, full sized bath and separate toilet. The master, complete with a walk-in robe, ensuite and bay window. Ready for immediate enjoyment with the potential to further update in the future and personalize to suit your style. Highlights include: Fresh paint and carpets throughout, split system heating and cooling, spacious laundry with outdoor access and excellent storage. A double auto garage with courtyard access, additional off-street parking available and a fruiting lemon tree. Enjoy Patty Street playground down the road and Charman Road bus stops footsteps away. And the sparkling foreshore, bay trail, Mentone, Beaumaris and Cheltenham village shops, cafes and restaurants close by. This prime pocket is zoned for Cheltenham Primary, Beaumaris secondary and Mentone Girls Secondary and is surrounded by a choice of outstanding public and private schools. Step into this popular bayside location with its effortless lifestyle that's hard to beat! For all enquiries please contact Danielle Scanlon 0407 880 732 Hodges Mentone.