

**4/14 Gipps Ave, Mordialloc, VIC, 3195**



**Sold Unit**

Thursday, 22 August 2024

4/14 Gipps Ave, Mordialloc, VIC, 3195

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Angela Limanis  
0414664374



Lauren Chambers  
0421450654

## **Beginner's Luck!**

Hands up if you're seeking the ultimate beachside sanctuary in this sought-after, super central pocket of Mordialloc - so quiet and peaceful, whilst being just moments on foot to Mordialloc Creek Reserve, the boat ramp, dog park and creekside walking trails to the bustling Main Street, Mordialloc station and BEACH, and the exciting upcoming aquatic & leisure centre development.

Doug Denyer Reserve and tennis courts, Epsom Grassland; St Brigid's Primary at the end of the street and Mordialloc Secondary just over the walk bridge. There'll be nothing stopping you from living your absolute best life here!

This bright, very neat and beautifully cared for home, in a fantastic group of 9, is well-equipped to provide the relaxed city-to-coast lifestyle you've been aiming for in this dream location.

Mostly original but very neat, spacious and comfortable, you could happily live here and enjoy it from day one. A neutral colour palette, modern light fittings, updated carpet, large windows inviting an abundance of natural light in, a generous outdoor space ready for your own special touch, and an attached single garage PLUS a SECOND parking space near the back fence.

Two oversized bedrooms with built-in robes - positioned on either side of the pristine central bathroom with a bath and a shower, a separate toilet plus a separate laundry with outdoor access. Generous open plan living and dining adjoining an original kitchen with an upright electric stove, great storage and bench space, including a breakfast bar.

Step out into the fantastic north-west facing backyard surrounded by high fences, with plenty of scope to be further developed and enhanced! Nail down a timber deck, add some colourful boxed gardens, a barbeque, table and chairs and a sun lounge - this is the perfect blank canvas for your outdoor dreams!

Whether you're an energetic first home buyer, a busy professional, new family, empty nester or savvy investor, this private heart-of-Mordialloc hideaway is the first stepping stone to the lifestyle you want in the location of your dreams!

### **PLEASE NOTE:**

\*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.

\* Photo ID required at all open for inspections