

SOLD

76 Nepean Hwy, Aspendale



Moments from Pristine Sand and Sea with Blue-Water Bay Views!

Perfectly positioned just 60 uninterrupted footsteps from the most pristine and peaceful stretch of Aspendale Beach, this flexible family home is primed and prepared for the next exciting chapter in its lifetime. Underpinned by an impressive 636sqm parcel of land (approx.) on a coveted corner site, the powerful potential of this five-star property is unlimited!

Embrace the opportunity to rejuvenate a double-brick classic with Art Deco flourishes, build your dream home, or develop the block any way you see fit (STCA). Build tall to maximise commanding Port Phillip Bay views, take full advantage of the deep block in order to solidify your investment, and customise every detail to suit your lifestyle (STCA).

Easily enjoyed during an interim period as you work at your own pace, the two-storey family home represents relaxed and comfortable living today with the energising sea air keeping you company. Discover up to 4 generously sized bedrooms, formal lounge and dining, a full-sized study, and a stone-topped kitchen with family meals area. The bedrooms are serviced by a trio of bathrooms, and additional features include an air-conditioned

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Price	SOLD
Property Type	Residential
Property ID	1205

Agent Details

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sunroom, a 2-car garage with convenient auto-gated entry from Bayview Avenue, and blissful bay views from the second storey.

Moments from Mordialloc with superior lifestyle appeal, stroll to Aspendale Primary School, city-bound trains and the popular Two Farm Girls cafe. Best of all, the golden sands and blue waters are almost at your back door! Inspect with confidence.

* Approximately 636sqm on a corner block metres from the beach

* Up to 4 large bedrooms

* Light-filled formal lounge with slate-framed, gas fireplace

* Relaxed dining room with servery window

* Stone-topped kitchen with meals area, dishwasher and Blanco gas cooktop

* 3 full-sized bathrooms

* Study

* Sunroom with split-system heating and cooling unit

* 2-car garage with auto-gated entry from Bayview Avenue

* Large laundry

* Outdoor WC

* Sweeping blue-water bay views from upstairs

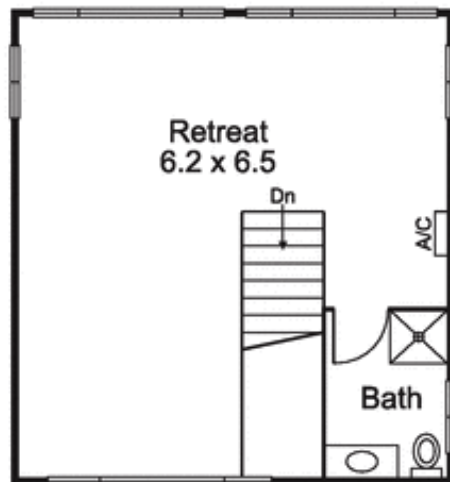
* Upstairs air conditioning

* Established garden and yard

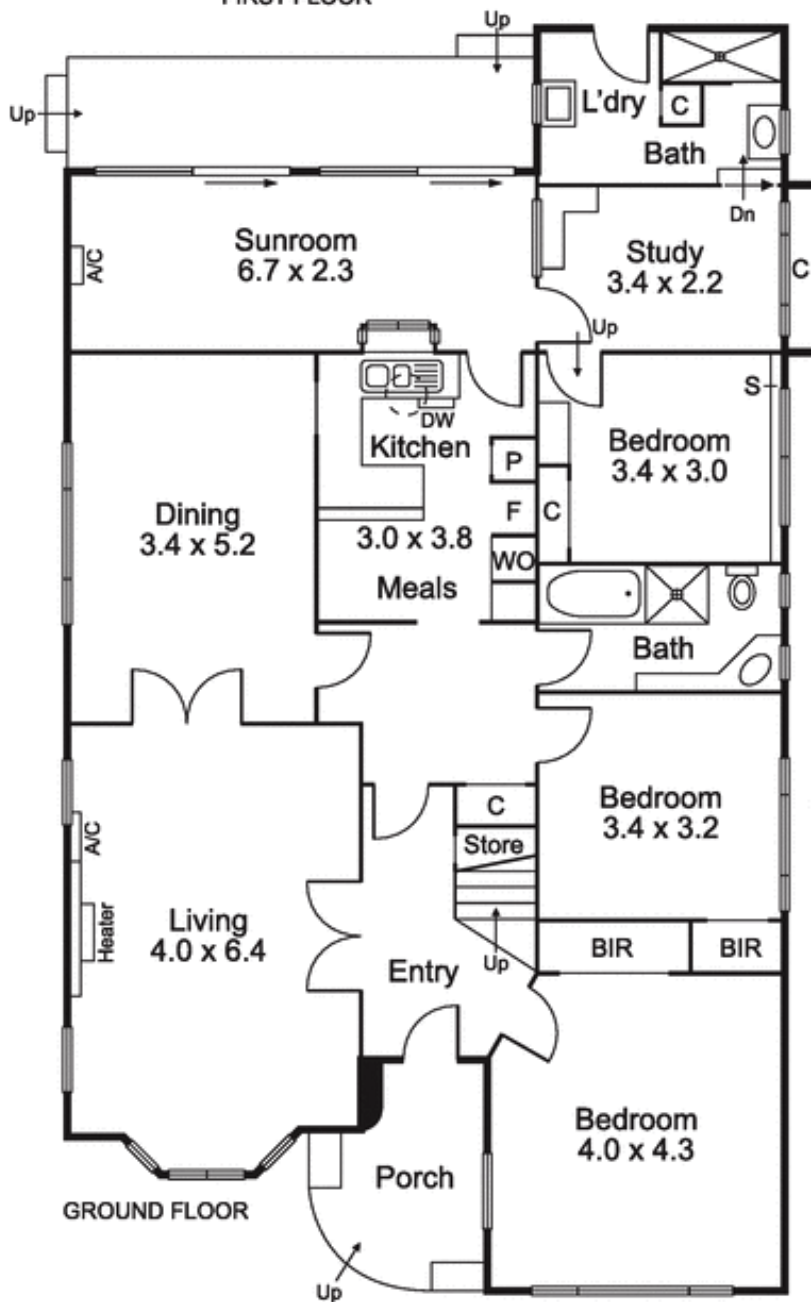
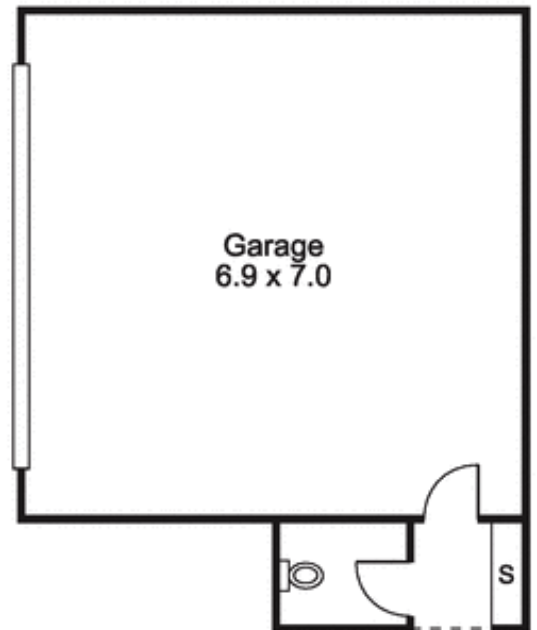
* Ample storage throughout

* Moments from schools, transport, shopping, cafe, parkland and the beach

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FIRST FLOOR



GROUND FLOOR

