

SOLD

28A Ardoyne St, Black Rock



## RARE INVESTMENT OPPORTUNITY

If you have been looking for the perfect investment, this is it. With secure, amazing tenants already signed up until April 2021, this is the perfect opportunity to secure your dream in the heart of Black Rock. Buy now, enjoy later.

Spectacularly set in a leafy, tree-lined locale, this irresistible 3 bedroom, 2 bathroom single-level retreat rises above the pack with contemporary design, high-end finishes and impressive entertaining appeal. Discover a world of effortless elegance and a free-flowing, functional floorplan drenched in natural northern light.

Capturing an immediate sense of space and occasion, enjoy wonderfully wide-reaching living and dining, opening up to a private, north-facing courtyard. A sleek kitchen showcases a superior commitment to quality with gleaming black granite benchtops, a stainless-steel dishwasher and an inviting island bench, underscored by a versatile and relaxed dining area.

All 3 privately staged bedrooms are a testament to thoughtful planning with the main bedroom boasting a deluxe ensuite, dual-sided walk-in robes, and access outside through French doors. The remaining bedrooms each include built-in robes and are serviced

3 2 2

Price	SOLD
Property Type	Residential
Property ID	1380
Land Area	420 m2

### Agent Details

Nick Johnstone - 0414 276 871

### Office Details

Nick Johnstone Pty Ltd  
248 Esplanade Brighton VIC  
3186 Australia  
9553 8300



by a central bathroom with bath and walk-in shower.

Additional features include a separate laundry, powder room, auto-gated entry to a remote-controlled double garage with internal access, ducted heating, split-system heating/cooling, secure alarm, plush carpets, timber floorboards, recessed down-lighting, a low-maintenance garden with watering system, and no body corporate.

Peacefully placed at the rear of a boutique block of just two in the prized Beaumaris Secondary College zone, this popular Bayside neighbourhood has timeless appeal. Simply stroll to Black Rock Village, Half Moon Bay, Black Rock Primary School and sandbelt golf courses. Young families and downsizers will appreciate the size and value on offer, while switched-on investors will set and forget this strong-growth, high-return portfolio performer. Inspect today!

At a glance...

- \* 3 large robed bedrooms, main with double WIR and ensuite
- \* Elegant and open living and dining area
- \* Deluxe kitchen with granite island bench, stainless-steel dishwasher and versatile dining area
- \* Centrally set bathroom with bath and walk-in shower
- \* Large laundry
- \* Powder room
- \* Private, north-facing courtyard featuring ample room for lounge and dining settings
- \* Remote-controlled double garage featuring internal access
- \* Auto-gated entry to a private driveway on title
- \* Temperature-controlled ducted heating and split-system heating and cooling
- \* Low-maintenance garden with irrigation
- \* Plush carpets and timber floorboards
- \* Recessed down-lighting
- \* Alarm system
- \* Moments from schools, transport, shopping, parkland and the beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass*

it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

