



Large land opportunity in prime location in Beaumaris Secondary College School Zone

Peacefully positioned between Mentone and Cheltenham villages and within the Beaumaris Secondary School Zone due to open in 2018 , this original 3 bedroom weatherboard is primed and prepared for a new home build or development (STCA). Walking distance from Cheltenham train station, Cheltenham Primary School and within striking distance of DFO Moorabbin, Westfield Southland and the local beach, enjoy a commanding 675 sqm parcel of land with a 15.55m street frontage (approx.) at your disposal.

The house represents comfortable living and could be easily enjoyed during an interim period. Discover 3 bedrooms, a spacious lounge/dining room flowing through to a large kitchen and meals area, and a sunroom to the rear of the home. Step outside and take advantage of a deep and broad block, framed by a single garage.

The dream location sells itself, the measurements all stack up and the sheer potential of the entire package will send your imagination into overdrive. Providing a rare opportunity to build your dream home or significantly develop the block (STCA), the time is ripe for change now.

3 1 2

Price	SOLD
Property Type	Residential
Property ID	933

Agent Details

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Make this one your project by building tall to maximise views and extending back to solidify your investment (STCA). The possibilities are unique and exciting. Inspect today and make your move into a tightly held, family-friendly neighbourhood.

- * Approximately 675 sqm

- * 3 large bedrooms

- * Lounge room with open fireplace

- * Kitchen with second meals area and ample bench and storage space

- * Bathroom with bath and separate shower

- * Separate laundry and WC

- * 2 x large linen press

- * Rear sunroom

- * Single garage plus additional off-street parking in a long driveway

- * Original floorboards

- * Established front and rear gardens

- * Moments from a range of quality schools, transport options, parkland and shopping choices

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