

# hockingstuart

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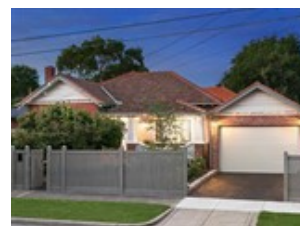
DATES : 01/03/2018 and 31/05/2018  
PROPERTY TYPE :  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE :  
STREET NUMBER : (ANY)  
STREET : (ANY)  
STREET TYPE : (ANY)  
SUBURB : CHELTENHAM  
DATA SOURCE : REI and VG/Gov  
RETURNED : 88

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## Results

### 11 Coape St CHELTENHAM 3192

PRICE :	\$1,960,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 H 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Showcasing a breathtaking renovation, punctuated by expert craftsmanship with precise attention to detail, this prestigious Californian Bungalow incorporates a free flowing floorplan with a fresh contemporary interior featuring first class finishes accentuated by lavish period features and landmark fireplace. - Sprawling multiple living zones bathed in natural light - Gourmet Chefs kitchen featuring deluxe European appliances - Butler's pantry, entertainers island bench and wine fridge - Covered outdoor decking for year-round entertaining - Generous four bedroom accommodation with dedicated study - Master bedroom with walk-in wardrobe and his and her ensuite - Light filled sumptuous stone bathrooms - Security, air conditioning, hydronic heating, large garage - Beaumaris Secondary College zone, walk to Cheltenham P.S - Moments from parklands, shops, station and Westfield Southland

### 30 Glebe Av CHELTENHAM 3192

PRICE :	\$1,700,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	86 H 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

## 36 Devon St CHELTENHAM 3192

PRICE :	\$1,525,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/04/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	86 K 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	650
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** This is solid gold family living with style, space and so much more! Situated on one of the Golden Triangle's most highly-sought streets, this four bedroom plus home-office, two bathroom home offers fantastic family living with a state-of-the-art stone and prestige appliance kitchen with a clever extended pantry design, magazine-quality designer bathrooms including a feature-tiled ensuite, a bespoke-fitted home-office, and a super-deep laundry with custom-cabinetry. This well-appointed home has extras at every turn including ducted heating, cooling and ceiling fans for almost every room, plush carpets plus solid Tasmanian Oak floors, fitted built-in robes and elegant plantation shutters. But the most impressive feature here is the clever family-wise design - with a private master-suite and fine formal lounge to the front, kids' bedrooms in a quiet rear wing and a free-flowing family zone offering three defined areas - with space to lounge and dine plus a "break-out" area for home-working, game-playing or casual dining! The outdoors offer more with parking for at least two cars including a carport, a paved courtyard and deck to catch the sun and broad lawns front and rear for play. Situated in the prestigious Golden Triangle within a walk of schools, Charman Rd's station and Southland's retail therapy, this golden home sparkles with extras! For more information about this exceptional family home contact Amanda Morecroft at Buxton Hampton East on 0417 347 489

## 12 Coape St CHELTENHAM 3192

PRICE :	\$1,430,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	5
PARISH :		STOREYS :	
MAP REF :	86 H 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	750
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Make history with period potential and around 8,073sqft/750sqm of GRZ1 land! Whether this well-located site appeals for its great proportions (around 60'/18.29m x 134'5"/41m) and history-making development potential or its historic renovation appeal, this versatile property is ready to step out of the past and into the future of the booming Charman Rd retail and rail hub location. Bring your multi-home development vision (subject to Council Approval) to this future-forward position and lead the way just 200m to the Primary School and shops and two blocks to the station. Close to Southland and in-Zone for the Mentone Girls and the new Beaumaris Secondary Colleges, this versatile site promises a future of flexible options and memorable rewards Alternatively, look to the past and maximise the beauty in this double-fronted three bedroom, 1.5 bathroom Victorian. With gracious living, a sunny kitchen-casual zone and well-positioned bathroom plus second WC, this centrally heated home with reverse-cycle air-conditioner, multiple fireplaces and a big wide backyard has a vintage garage ...and plenty of room to extend. At the very least, there's the possibility of retaining an excellent tenant to keep the home fires burning until it's time to rewrite history! For more information about this GRZ1-located property contact Matthew Gray or Mark Earle.

## 22 Weymar St CHELTENHAM 3192

PRICE :	\$1,350,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	7
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	77 K 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,001
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Offered to the market for the first time in 40 years, this expansive and original family home is perfect for growing families and renovators. Situated on the corner of a quiet suburban street, the location of this home is second to none. Comprising: An original floorplan with five bedrooms, a large living room, kitchen and dining room are situated on a mezzanine while on the ground floor a huge rumpus, a separate laundry rounds out the home. Externally you'll find a single car garage with adjoining garden shed. Features: A vast 1,000 sqm (approx.) block lends itself to an array of real-estate opportunities. Keep the property as it is with the existing two carports, plus extra off-street parking, separate large garden shed and a multitude of well-established flora. Walking distance to Southland, both public and private schools and Cheltenham train station. A little further afield enjoy summers at Black Rock or Mentone beaches as well as the myriad of local golf clubs. Inspect during scheduled open times or by appointment with the agent. Presented by Cayzer Real Estate Port Melbourne. All enquiries must include a phone number.

## 24a Paul St CHELTENHAM 3192

PRICE :	\$1,340,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	08/05/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	5
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS804798	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Built to exacting detail, this stunning new 3 bedroom + study 2.5 bathroom street front sensation has an air of warm beach-style sophistication in this leafy golf course locale. With no expense spared, this designer haven enjoys French Oak floors, a sun filled study, glamorous powder room, a well fitted laundry, a gorgeous lounge with a garden side courtyard; a premier kitchen featuring statuario stone benchtops, island bench, Miele appliances (2 ovens) and a walk in pantry, fabulous open plan living & dining area with 2 sets of stacker sliding doors onto the paved alfresco area in a secluded terraced garden courtyard. Via the solid timber staircase, upstairs has lovely views towards Victoria Golf Course featuring a delightful retreat, 3 spacious bedrooms (fitted BIRs) and 2 sublime bathrooms (ensuite). With a beautiful flowing energy, this thoughtfully designed home enjoys 2.7m ceilings, fantastic storage, ducted R/C air conditioning, video intercom, alarm, solar hot water, auto garage and a permeable paved driveway. In this premier Bayside location, with the sound of birds permeating the air from the golf courses, a short stroll to Cheltenham station, Charman Road shops, Cheltenham Primary School, Pennydale Park, Cheltenham Park, Southland and Tulip Street sports facilities, minutes to the beach. • 3 separate living zones • Ducted R/C air conditioning • Impressive well-designed kitchen • Unrivalled quality • Bayside golf course location

## 11 Stuart Av CHELTENHAM 3192

PRICE : \$1,305,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS : 5  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 687  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : North-facing land of 687sqm (approx) opens up your options to renovate or rebuild STCA in Cheltenham's GRZ1 zone. The central location makes this ideal for easy family living, with the new Southland train station nearby, golf courses and parkland provide hectares of greenery around the corner, and shops, gyms and cafes are a short walk away. High-set timber home has been here since the 1950s, and it's in great shape to rent out, update or extend into the wide-open rear garden. Three-bedroom design includes a lounge with garden views, updated bathroom, spacious kitchen, timber floors, gas heating and a reverse-cycle air conditioning unit. Bring a new vision to this low-traffic street, popular with families wanting a central address. Easy access to Southland shopping, primary and secondary schools, and you can be at the beach in minutes.

## 7 Berkefeld Ct CHELTENHAM 3192

PRICE : \$1,300,000  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 A 1  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS : 1  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Soak up the sun, entertain inside-out, enjoy adaptable accommodation and so much more in this secluded cul-de-sac! Designed to entertain with gracious formal lounge and dining rooms plus a spacious family zone, this classic four bedroom, three bathroom home offers more living outdoors with a north-facing fan-cooled al fresco zone... and more fun with a full-fenced kid-safe spa! But it's the versatile bedroom space that really sets this family-wise home apart with more flexibility, more amenities and a bonus for almost every bedroom! Take your choice of a private rear wing (encompassing a private bathroom and walk-in-robe) or a front master-suite (with ensuite and built-in-robos), let the kids decide who gets to keep the vast third bedroom with sitting-room/retreat, then see how the robed fourth bedroom could double as home-office! Styled with a timeless timber kitchen and a state-of-the-art main designer bathroom, there are more extras including ducted heating and cooling, a reverse-cycle air-conditioner, an open-fireplace and great storage. There's even more sun in a northerly paved and decked backyard with a pretty water-feature and handy workshop! A walk to the primary schools, parks, Charman Rd and the station and minutes to Southland, this is entertaining family living with something more for everyone! For more information about this family entertainer contact Wesley Belt at Buxton Mentone on 0418 310 753

## 9 Oak Av CHELTENHAM 3192

PRICE :	\$1,291,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	17/05/2018	BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	87 A 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	13	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	727
PLAN NUM/REF :	LP026889	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Warm and inviting, this much-loved 3-bedroom home is perfectly positioned for relaxed family living. Beautifully maintained and impeccably presented, it is located in Cheltenham's coveted Golden Triangle where fabulous shopping destinations, public transport options and fine schools are all conveniently within arm's reach. Featuring fabulous entertaining spaces both inside and out, the home opens to a welcoming lounge and elegant dining room - perfect for intimate get-togethers with loved ones. A stylish light-filled kitchen with luxe stone benchtops and premium European appliances is the perfect space to cook up a storm; it looks out to the beautiful back garden, complete with enviable alfresco entertaining area. The scene of many fabulous gatherings, a free-standing retreat is the perfect party room and features a wet bar and full bathroom along with plenty of indoor/outdoor entertaining space. Back inside, the three bedrooms all boast built-in robes, whilst a bright family bathroom, ducted heating, split system, ceiling fan, storage shed and off-street parking conclude an utterly appealing offering. Create your own family memories from this wonderful home, which is in the prized Mentone Girls' & Parkdale Secondary College zones.

## 3 Axelton St CHELTENHAM 3192

PRICE :	\$1,270,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 K 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	676
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** From the front verandah to the large leafy rear garden, this loved Californian bungalow offers a truly inviting family setting. Positioned in a sought-after pocket of Cheltenham boasting dual school zoning, access to transport plus proximity to both Southland & DFO, the warm accommodation is matched by a fabulous locale. With high ceilings and period detailing, the two distinct living zones give options for families, to the front a peaceful lounge with cosy open fireplace, to the rear a light lavished living and dining zone adjacent the well-equipped timber kitchen with ample storage space and pantry. All four bedrooms are well sized, three offering generous fitted wardrobes - they share a bright family bathroom plus additional powder room. A laundry, ducted heating, split system and ceiling fans are also offered along with ample parking and storage shed. This welcoming home is on a generous 676sqm (approx.) allotment within the coveted Melbourne Girls and Parkdale Secondary College Zones. For all enquiries please contact Pandelis Plousi on 0409 553 929 Hodges Mentone.

## 48 Farm Rd CHELTENHAM 3192

PRICE :	\$1,240,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 D 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	804
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** A fabulous allotment, the perfect orientation and an unbeatable position! The ideal equation for desirable family living, this well maintained three-bedroom home, (master with ensuite) on an exceptional 804sqm (approx.) is ready and waiting to begin a new chapter. Offering plenty of possibilities, the comfortable home currently features a generous L-shaped lounge and dining room plus relaxed meals area adjacent the original yet extremely practical kitchen. Two of the three double bedrooms both benefit from fitted wardrobes and share a bright bathroom, whilst a laundry, ducted heating, air conditioner and oversized 6m x 7m double garage are all included. Filled with natural light, this provides the ideal foundations for some contemporary updates or a possible extension forwards or back (STCA). Alternatively, with the broad northerly frontage ensuring great accessibility, there are also options to add a dwelling in the deep rear garden or start afresh with your dream family home (STCA). Metres to Kingston Heath Reserve, close to the primary school, DFO and a good coffee at Huss' milk bar, the promising home also boasts zoning for Cheltenham Secondary College.

## 7 Fir Gr CHELTENHAM 3192

PRICE :	\$1,225,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	06/04/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	4
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	304
PLAN NUM/REF :	PS530352	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Stand out from the pack in free and easy style! Freestanding on its own private site, this substantial three bedroom, 2.5 bathroom, dual zone home offers easy living for every stage of life with a gorgeous ground-floor master-suite, northerly living and dining areas set over split-levels, and a big balconied first-floor lounge with the same sun-catching aspect. Offering freedom from overcrowding with everything that parents (or grandparents) need on the first floor and kids zoned on their own first-floor level, this outstanding home offers stand-out quality with a chef's own European appliance kitchen (with 900mm range), designer bathrooms (one a genuine double ensuite with dual vanity and double shower) and great storage (including a walk-in robe for the master and multiple built-in-robes for the secondary bedrooms). Classically styled with a first-class finish, this high-quality home is so easy to love with stone benchtops, zoned climate-control and a ducted vacuum system. Even the outdoors add to the free and easy life with a double auto-garage (with storage) plus parking out front and awning-shaded entertainers' decking stepping out into a north-facing hedged courtyard. This prized beach-side Sandbelt location is all about freedom of choice with Southland and the new station within a dash, Charman Road's shop, cafes and station with a stroll, Pennydale Park at the end of the street .and world-class Golf Courses within a chip shot!

## 8 Evesham Rd CHELTENHAM 3192

PRICE :	\$1,212,500	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	26/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	86 K 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	566
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

**COMMENTS :**



## 30a Herald St CHELTENHAM 3192

PRICE : \$1,210,000  
RESERVE PRICE :  
SALE DATE : 27/04/2018  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Family-sized easy living doesn't get bigger, better or easier than this! Designed to adapt to family living of all shapes and sizes, this fabulous four bedroom plus home-office, 2.5 bathroom home is scaled up with a great ground-floor master-suite, a balconied fourth bedroom (also perfect as upstairs lounge) and a generous home-office - large enough to be a quiet sitting-room. But the adaptable living doesn't end there, this quality home also has extra-large living-dining wrapping a pergola-shaded deck, easy-care garden space front and rear, and two carspaces including an auto-garage! All the extras for an easy life are here - including a big walk-in-pantry for the sophisticated stone and stainless-steel appliance kitchen, a private ensuite and walk-in-robe for the master and separate powder-rooms upstairs and down. Even the finishes are easy and adaptable - including zoned ducted heating and air-conditioning, a mix of solid hardwood floors and hard-wearing textured carpets ...even e-screen and/or block-out blinds for virtually every window! Between the Primary Schools, in reach of the Mentone schools, a minute to Charman Rd's station and cafes and Southland's cinemas and shopping, this is family prestige with adaptable ease! For more information about this versatile prestige home contact Amanda Morecroft at Buxton Hampton East on 0417 347 489

## 12 Erskine Av CHELTENHAM 3192

PRICE : \$1,210,000  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 579  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : On 579sqm approx. in the GRZ1 zone, this homely 2-3 bedroom weatherboard treasure is a gold mine of opportunity right in the heart of Bayside Cheltenham. A step back in time with its vintage charm, this neatly maintained classic has loads of scope to renovate and extend featuring a north facing lounge (gas heater), adjoining dining room/3 rd bedroom, 2 large bedrooms (robes), a spacious retro kitchen, charming bathroom, laundry, separate toilet and a lock up shed in the enormous rear garden. With a wider than normal frontage, there's also excellent promise to rebuild or redevelop (STCA) in this highly sought after 'sandbelt' location, a short walk to the new Southland train station, Southland Shopping Centre for absolutely everything you need including cinemas and restaurants, buses to Sandringham and Chadstone, and Charman Road restaurants, and within minutes of fantastic local schools, independent schools and the beach.

## 21 Parnell St CHELTENHAM 3192

PRICE: \$1,200,000  
RESERVE PRICE:  
SALE DATE: 14/03/2018  
METHOD: Sold Before Auction  
SETTLEMENT DATE:  
PROPERTY TYPE: House  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 77 K 10  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 2  
ROOMS: 4  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 784  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Count the steps to the Secondary College. Tally up the blocks to Southland and the new station. Factor in the big rewards from this prime approx 784m2 land and add real value to your plans! Stretched out with great proportions (approx 16.9m x 45.7m), this versatile property has the added plus of a stylishly rendered brock home to rent or enjoy until it's time to develop (subject to Council Approval). Ready to rent or enjoy with a vibrant stainless-steel appliance kitchen (with dishwasher and 900mm oven) and a stylish main bathroom (with separate WC), this renovated three bedroom, two bathroom home has nothing to spend until it's time for the next step - hardwood floors are already polished, robes are in each bedroom and ducted heating is supplemented by reverse-cycle air-conditioning. With a large undercover alfresco area and a sail-shaded lawn stepping out to a sparkling fully-fenced pool and plentiful parking including a double garage, you (or your tenant) can dive in and enjoy life in this high-amenity location for now. Move in and relax, develop when ready, consider retaining an excellent existing tenant during planning. Add up the benefits in the land, location and lovely living of this Southland precinct property and maximise the value when you're ready!

## 17 Leon St CHELTENHAM 3192

PRICE: \$1,200,000  
RESERVE PRICE:  
SALE DATE: 23/05/2018  
METHOD: Sold Before Auction  
SETTLEMENT DATE:  
PROPERTY TYPE: House  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 77 K 12  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 613  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Find the perfect family package with effortless design, an entertainer's outdoors and an elite location within a stroll of Southland. Already extended with beautifully integrated formal, family and alfresco living zones, this three-bedroom residence welcomes an open fire-warmed lounge at the front, steps back with room to lounge and dine in an airy open plan before spilling out to broad lawned and groomed gardens beyond a huge entertainer's pavilion. Quality appointed with 900mm stainless steel appliances (Miele DW) and a big island bench for the highly functional kitchen, a separate WC for the stylish family bathroom and polished hardwood flooring, this heated and cooled home features a private wing of big robe-fitted bedrooms, a wired shed easily adaptable as a studio or teenage retreat, great storage, a single garage extended by workshop space and ample off-street parking. Best of all, this 613sqm approx. property has a high demand location with close proximity to sought after amenities - including Southland's retail therapy, Le Page Park, Le Page Park Primary School, Cheltenham Secondary College, and easy access to major arterials for a fast seaside or CBD commute. Formore information, contact Matthew Grey or Stefan Delyster.



## 35 Parnell St CHELTENHAM 3192

PRICE :	\$1,172,500	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	28/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	5
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	734
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Establish a strong foothold on the burgeoning Cheltenham property ladder with this spacious and immaculate 3+bedroom home, conveniently situated within the prized Cheltenham Secondary College zone and just moments to Southland and its new station, Waves Leisure Centre and a choice of well-regarded primary schools. Providing immense appeal to families and investors alike, this classic solid brick home has been impeccably maintained and is beautifully presented throughout. Offered for the first time in close to 50 years, it has been freshly painted and features an inviting lounge with pristine carpets, polished floors, a well-equipped kitchen with quality stainless steel appliances, separate sun-drenched meals area plus air-conditioned family room. All three bedrooms boast built-in robes - a versatile study or additional living area could be utilised as a fourth bedroom if required. Concluding an utterly appealing family home are two bright bathrooms, ducted heating, laundry, undercover patio, lovely secure back yard and garage with plenty of extra off-street parking. Offering extremely comfortable living as is, on approx. 734sqm the options are there to extend and renovate the existing home or start afresh with your own bespoke design (STCA). On a desirably quiet street in a highly sought-after area, this fabulous proposition is also just a leisurely stroll to local shops and bus stops.

## 2/32a Evesham Rd CHELTENHAM 3192

PRICE :	\$1,170,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Lavishly appointed and beautifully presented, this brand new 3-bedroom town residence takes chic Hamptons-inspired living to another level! From its flawless facade to the premium finishes found within, this gorgeous home is certain to make a lasting first impression and will instantly capture your heart. Completed to the highest of standards, stunning hardwood floors, plantation shutters and exquisite Caesarstone benchtops are among the many luxuries that can be found throughout. Downstairs, the welcoming entertainers' zone is bathed in streams of natural sunlight and opens to a fabulous alfresco deck with built-in barbeque and fridge - a gas strut serving window seamlessly connects the gourmet Smeg kitchen to this wonderful outdoor space ensuring hosting is a breeze. A ground floor master with luxurious ensuite is a highly desirable inclusion and offers immense appeal to both families and downsizers, whilst the remaining bedrooms are peacefully positioned upstairs along with a dedicated study area and designer bathroom with luxe bathtub - this is the perfect zone for children or teens. Double glazing, ducted vacuum, zoned heating and cooling, large laundry with rear access, powder room, hidden water tank, low maintenance outdoor spaces and garage conclude a truly flawless offering. In an ever-popular family-friendly neighbourhood, this beautiful home is within the prized Mentone Girls' and Parkdale Secondary zones and just footsteps to Evesham Road preschool. For more information about this stunning brand new home contact Mathew Cox at Buxton Mentone on 0413 102 224

## 32a Evesham Rd CHELTENHAM 3192

PRICE : \$1,170,000  
RESERVE PRICE :  
SALE DATE : 21/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Lavishly appointed and beautifully presented, this brand new 3-bedroom town residence takes chic Hamptons-inspired living to another level! From its flawless façade to the premium finishes found within, this gorgeous home is certain to make a lasting first impression and will instantly capture your heart. Completed to the highest of standards, stunning hardwood floors, plantation shutters and exquisite Caesarstone benchtops are among the many luxuries that can be found throughout. Downstairs, the welcoming entertainers' zone is bathed in streams of natural sunlight and opens to a fabulous alfresco deck with built-in barbeque and fridge - a gas strut servery window seamlessly connects the gourmet Smeg kitchen to this wonderful outdoor space ensuring hosting is a breeze. A ground floor master with luxurious ensuite is a highly desirable inclusion and offers immense appeal to both families and downsizers, whilst the remaining bedrooms are peacefully positioned upstairs along with a dedicated study area and designer bathroom with luxe bathtub - this is the perfect zone for children or teens. Double glazing, ducted vacuum, zoned heating and cooling, large laundry with rear access, powder room, hidden water tank, low maintenance outdoor spaces and garage conclude a truly flawless offering. In an ever-popular family-friendly neighbourhood, this beautiful home is within the prized Mentone Girls' and Parkdale Secondary zones and just footsteps to Evesham Road preschool. For more information about this stunning brand new home contact Mathew Cox at Buxton Mentone on 0413 102 224

## 2 Lincoln Dr CHELTENHAM 3192

PRICE : \$1,145,000  
RESERVE PRICE :  
SALE DATE : 26/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 4  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Be surprised by this much-loved family home! Spread across an impressive 748sqm (approx) this four bedroom, two bathroom, double garage home is a stand-out with its' polished, solid timber boards and multiple family living spaces, in addition to the self-cleaning saltwater pool and entertaining areas. With a superbly designed kitchen set-off by a massive central Caesar-stone bench and adjoining living space this home is designed for families of all ages. Grow into this spacious home with separate dining area, formal second lounge, heating and cooling and a retro copper fireplace to warm the winter months. Amenities abound with Lincoln Drive & Kingston Heath Reserve a stroll away, Kingston Heath Primary & Farm Rd Pre-school at the end of the street and the highly sought after Cheltenham Secondary College nearby. Add transport & shopping at Charman Rd, Southland and DFO around the corner, and this versatile property sets up the family for the years ahead. All enquiries must include a phone number.

## 4a Luxmoore St CHELTENHAM 3192

PRICE :	\$1,130,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	77 F 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Both timeless and beautiful, this flawlessly renovated 4-bedroom brick home delivers sophisticated accommodation in a prized pocket of Bayside's coveted sandbelt. Impeccably presented throughout, with warm interior spaces and generous yet low maintenance outdoor areas, there is absolutely nothing to be done except enjoy all that this fabulous neighbourhood has to offer. Beyond remote controlled gates, which provide security and peace of mind, plus neatly manicured gardens, the single level home opens to freshly polished Tasmanian Oak floors, dove grey walls and crisp white trim with on-trend matte black fittings and fixtures. A striking sliding barn door conceals the tranquil master suite which boasts a wall of built-in robes along with a designer, fully-tiled ensuite. Opposite are two more bedrooms (BIRs), whilst further on is a sleek stone kitchen with quality stainless steel appliances and full butler's pantry with substantial storage/preparation space plus dishwasher. A stunning vertical garden draws the eye past the light-lavished living and dining rooms creating an impressive focal point in the generous decked courtyard. A fourth bedroom (BIRs) and separate study are peacefully positioned perfect for the students in the family whilst a beautiful family bathroom, laundry, ducted heating, split system heating/cooling and garden shed conclude a spotless offering. Beachside of the highway, and providing immense appeal to young families and downsizers alike, the home is also within easy reach of schools, shops, parklands, golf courses & transport.

## 29 Voltri St CHELTENHAM 3192

PRICE :	\$1,130,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	734
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** On 734sqm approx with a 19.2m approx frontage, this original 3 bedroom + study timber home was built in 1955 for the current owners and is ready for its next chapter in life. An exciting proposition with scope to renovate, rebuild, redevelop (STCA) or invest, this homely classic features a delightful lounge (gas heater), timber kitchen with meals area (air cond), 3 large bedrooms (BIRs), an external study, updated bathroom, laundry, separate toilet & a huge leafy north facing rear garden with a workshop. A prized opportunity in this quiet residential street, surrounded by parkland, walk to Mentone Park Primary School, buses to Mentone Village & train, DFO and the Mentone Centre. For all enquiries please contact Steve Gray 0417 380 371 - hockingstuart Mentone.

## 112 Bernard St CHELTENHAM 3192

PRICE : \$1,128,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 78 B 10  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Flooded with sunlight and boasting a fresh contemporary look, this classic family brick home is impeccably presented, catering for relaxed modern living packed with features ready to be enjoyed. Set amongst lush tropical gardens, close to Cheltenham Secondary College and handy access to transport. - North facing formal lounge room with leafy garden outlook - Open plan dining and living area opens onto great outdoor space - Covered paved alfresco entertaining area for family size gatherings - Gourmet Carrara marble kitchen with breakfast bar and European oven - Four bedroom accommodation, fitted master bedroom with ensuite - Classic sparkling family bathroom and separate water closet - Thoughtfully appointed and freshly painted throughout - New oak flooring, wool carpets, air conditioning, roller shutters - Security, auto double garage with rear access, shed or workshop - Convenient location close to schools, buses and Westfield Southland

## 11 Correa Av CHELTENHAM 3192

PRICE : \$1,115,000  
RESERVE PRICE :  
SALE DATE : 07/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 F 1  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Weatherboard  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS : 6  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 588  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Tee off out of the past into the future in one the most future-forward locations on the beach-side of the Highway. Set on the sunny north side of the area's fastest developing virtual cul-de-sac, this versatile property comes with approx 588sqm of land for today, versatile GRZ1 zoning for tomorrow, and a very original home of yesterday! Look at the sun-catching northerly rear aspect, see the new homes appearing up all around, and bring your development vision to this prime location. Situated in the ever-evolving precinct between the new Jack Rd prestige home neighbourhood and the Charman Rd retail and rail precinct, this versatile site has some of the area's best new homes and most readily-developable land as neighbours . A walk to Southland and its new station, with world class Golf Courses all around, schools, shopping and beaches within a minute, and the existing home is well past its use-by date ... there's no better place to build the future!

## 53a Cavanagh St CHELTENHAM 3192

PRICE :	\$1,111,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	27/04/2018	BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	259
PLAN NUM/REF :	PS749983	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** This newly built townhouse boasts unrivalled views making this a lovely home located in the heart of Cheltenham! The entry leads to a large lounge/dining living area and sparkling kitchen with stainless appliances, gas cooktop, see-through glass splashback and island sink with breakfast bar. A huge walk-in pantry and separate laundry is well positioned for easy home living. There is ample storage off the hallway and under-stairs cupboard plus a convenient powder room and study nook with access to the lock-up garage and the driveway has space for a second car. At the rear is a lush lawn and timber deck for entertaining or simply enjoying peaceful moments. Upstairs is a well-proportioned master bedroom, with three large windows that provide unspoiled views of manicured gardens and trees. A walk-in robe and huge ensuite completes the royal treatment. Upstairs also features a second powder room/w.c, two large bedrooms with BIRs and a family bathroom. The hallway is brightly lit by a cleverly positioned skylight. Featuring beautiful floors and quality carpets throughout, all comforts are looked after with evaporative aircon and ducted heating plus gas-boosted solar-hot water. This is a beautifully new, well-built and nicely positioned home in Cheltenham, within walking distance of schools, Southland Shopping Centre and the new Southland Station. Be the first to own this new property. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 21 Kardinian Av CHELTENHAM 3192

PRICE :	\$1,050,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :	08/05/2018	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	46	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	LP088110	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** This impressive 1970 red clinker brick beauty has been meticulously renovated throughout with no stone left unturned, setting a new benchmark in this highly sought-after precinct of Cheltenham. Nestled between Joyce Street and Kardinian Avenue, you are first greeted by a landscaped low maintenance coastal themed garden. The home is made up of two wings, the east end comprises of three bedrooms with ceiling fans, 2 with built-in robes, the master with walk-in robe and ensuite with grey tones. Whilst the family bathroom has more of a Scandi feel with white and cream tones and a separate walk-in shower cubicle making this bathroom a clever layout! The west end however, opens to a light-filled entrance with rich timber floors and a stunning ceiling dome which is echoed in the adjacent formal lounge. More living space can be found in the relaxed family and meal zone, complete with bar and two-way fish tank this area spills out to a rear patio and the flourishing productive garden. The fourth bedroom is also located at this end and could double as the ideal study if required. Forming the nucleus, the brand-new stone and porcelain kitchen features quality stainless-steel appliances including a high-end Ilve cooktop and gives way to a well-sized laundry with ample storage and convenient external access. Other features include: Polished oak timber floors, carpet, solar panels, hydronic heating, split system air conditioner, linen cupboard, shed, alarm, irrigated gardens and carport behind auto gates. Public transport, DFO, Southland Shopping Centre and an array of good public and private schools all close by. A true gem, one not to be missed!

## 1/23 Jean St CHELTENHAM 3192

PRICE : \$1,030,000  
RESERVE PRICE :  
SALE DATE : 17/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : A pinnacle of design and a vision of excellence, this brand-new executive townhouse has been meticulously appointed with premium environmentally conscious fittings resulting in an astonishing 9 Star Energy Rating. From the 3KW solar system and individually climate-controlled rooms, to the double glazing throughout, this is a perfectly-planned abode. Beyond the secure, stylishly landscaped front garden and entertaining deck, the three-bedroom home opens to reveal two ground floor bedrooms (BIRs) plus a luxurious bathroom where Calcutta Borghini stone and herringbone porcelain tiles star - the spacious first floor master boasts a wall of robes along with a similarly on-point ensuite. Engineered natural oak floors lead up a light-lavished stairwell to the upstairs entertaining zone where the metres of stone and a full suite of integrated Miele appliances in the kitchen will please the most demanding of hosts. Bose surround sound and built-in cabinetry feature in the open plan living/dining zone along with a bank of bi-fold doors to the front plus sliding doors to a rear sheltered terrace - creating an ambient flow of air and seamless indoor/outdoor living. Only a visit will uncover the quality of this home which also includes remote Vertilux shade and privacy blinds throughout, laundry, keyless entry, alarm plus auto garage with rear service yard. Positioned to enjoy access to Southland and the new station, this impressive home is moments to Charman Road shops, station plus a choice of schools. For more information about this meticulously-appointed executive townhouse contact Mathew Cox at Buxton Mentone on 0413 102 224

## 23 Hibiscus Av CHELTENHAM 3192

PRICE : \$1,025,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE : 09/05/2018  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH : Mordialloc  
MAP REF : 87 D 3  
BLOCK NUMBER :  
LOT NUMBER : 36  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP095299  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 534  
FURNISHED : No  
OWNER OCCUPIED : Yes



COMMENTS : Incredibly well-maintained and beautifully presented throughout, this impeccable 4-bedroom 1970s home provides the perfect base to enjoy all that this thriving family neighbourhood has to offer. Alive with retro charm, the home opens to inviting formal lounge and dining rooms - both highlighted by an uber-cool Cedar feature wall. A well-equipped open plan kitchen with room for casual meals is ahead of its time in terms of layout and functionality; it is connected to the adjacent family room by a broad breakfast bar - the ideal spot to relax with family and friends. The spacious master is peacefully positioned at the front of the home, and benefits from a walk-thru robe and bright ensuite, whilst the remaining bedrooms (BIRs) are separately zoned and share a central family bathroom. Ducted heating, air-conditioning, large laundry with rear access, family-friendly back garden, garage and carport are all included in this extremely appealing package. So perfectly comfortable as is, the home also provides solid foundations and a brilliant floorplan for some easy contemporary enhancements. Just moments to DFO & Southland for some retail therapy, public transport and in the Parkdale & Mentone Girls Secondary zone, the home is also within easy reach of Mentones private schools and the beach.



## 10 Regent Pde CHELTENHAM 3192

PRICE:	\$1,010,010	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	26/05/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	596
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

## 13 Barrett St CHELTENHAM 3192

PRICE:	\$1,010,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	07/04/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	86 J 3	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS :

## 21 Goulburn St CHELTENHAM 3192

PRICE:	\$1,000,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	15/05/2018	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	86 J 1	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Rich with character and alive with charm, this beautifully presented home enjoys glorious garden views from every one of its rich timber windows. Beyond a picket fence and down a rose lined path, this is the essence of a truly welcoming home. Inside, high ceilings, picture rails and warm hardwood floors set the scene for a fulfilled lifestyle. Multiple windows play light through the spacious living and dining room which is focussed around an original ceramic and iron fireplace. This zone features French doors which can be thrown open to a brilliant alfresco deck complete with fitted wet bar and retractable awning. Centred for indoor/outdoor entertaining, the newly refreshed kitchen features a gleaming stone work surfaces, quality appliances including a Blanco oven and waterfall breakfast bench, this space looks across a sundrenched sitting area to the manicured, private garden which boasts a row of flourishing citrus trees. The sophisticated master bedroom features a wall of panelled robes and glossy ensuite, whilst the second bedroom is adjacent the immaculate second bathroom with convenient hidden laundry facilities; whilst ducted heating and a split system are also offered along with garden shed and onsite gated parking. Moments to all Southland's amenities, this home is near Cheltenham East PS and zoned for CSC. For all enquiries please contact Pandelis Plousi on 0409 553 929 Hodges Mentone.

## 34 Centre Dandenong Rd CHELTENHAM 3192

PRICE: \$975,000  
RESERVE PRICE:  
SALE DATE: 30/03/2018  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 86 K 2  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 1  
ROOMS: 6  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



**COMMENTS:** Corner yesterday's beauty, today's living and tomorrow's potential with Art Deco style and Golden corner land! Cornering Brownfield Street in the sought-after Golden Triangle, this versatile property comes with a substantial Art Deco brick home, versatile proportions (around 21m x 30m) and inspiring potential. See the potential, appreciate the position and bring your renovation vision to this 3 bedroom, 1.5 bathroom home. A superior example of the era with eclectic etched glass, lofty decoratively corniced ceilings, curvaceous brickwork, this beautifully detailed home even has a feature porthole window to unveil! All ready to be polished, this triple-fronted home is already upgraded with a modern eat-in kitchen, a stylishly renovated bathroom (plus a bonus second WC), ducted heating and cooling and 5100L water-tank. Rip up the carpets, polish up the boards, maximise the space in large living-dining and extend when you're ready. Then find your family's future within a walk of the schools, the station and Southland. Maybe even see the future potential for this golden land, utilise dual crossovers (currently to a carport and garage) and add a brand new home or two (subject to Council Approval) to maximise the value in this brilliant corner site.

## 76 Centre Dandenong Rd CHELTENHAM 3192

PRICE: \$945,000  
RESERVE PRICE:  
SALE DATE: 12/05/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 A 2  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION: 0  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



**COMMENTS:** An exciting opportunity to enter an ever-popular family neighbourhood, this impeccable 3-bedroom home is sure to appeal to many. Situated within an amenity-rich locale, which is certain to pique the interest of young families, this impeccable home will also attract first home buyers and investors seeking a fabulous slice of a truly flourishing locale where transport, shops & schools are all just moments away. Privately set behind secure gates, and offering the luxury of both double and triple glazed windows to both front bedrooms, this impeccable home features a lots of natural light, generous lounge and dining/study area, well-equipped central kitchen overlooking a relaxed meals area plus rear family room, which will appeal to all members of the family. Two bright family bathrooms and a generous laundry add to the accommodation, whilst ducted heating, evaporative cooling, intercom, alarm and CCTV cameras, manicured easy-care gardens, double garage plus plenty of off-street parking wrap up a truly appealing offering. Nestled in both the Parkdale & Mentone Girls' Secondary zones and positioned on a wonderful 589sqm (approx.) with a desirable northerly frontage, walking distance to Southland and Cheltenham station, be quick to inspect - this will not last long!

## 17 Lincoln Dr CHELTENHAM 3192

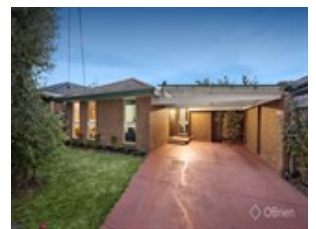
PRICE :	\$935,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	23/05/2018	BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	56	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	534
PLAN NUM/REF :	LP076169	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** First time offered in around 55 years, this one owner 3 bedroom brick classic is an impeccable salute to 60s living. With loads of warmth and promise, this light filled treasure features a wide entry foyer, charming lounge & dining room (gas heater), a pine kitchen with gas stove & dishwasher overlooking the north facing timber paneled family room (gas heater) and meals area; 3 double bedrooms (2 with BIRs), an updated bathroom and laundry with separate toilet. A double garage and a shed in the west-facing rear garden are perfect for those who like to tinker away at a hobby, or they could make room for a fantastic family friendly rear garden. Lovingly updated with ducted heating, air conditioning, a security entry and external blinds, this cherished home would welcome a cosmetic update or extension in time, but is completely liveable for now. In this desirable family pocket near Kingston Heath Primary School, Kingston Heath sports facilities and bus services, walk to DFO shopping, in the Cheltenham Secondary College zone, and within minutes of Southland Shopping Centre, the Frankston line train and lovely beaches.

## 220 Centre Dandenong Rd CHELTENHAM 3192

PRICE :	\$925,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	540
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Sunlit spaces, a fluid floorplan and prized school zoning combine to create the perfect family package in a sought-after locale. Boasting an accessible location well-served by bus routes, this immaculate four bedroom home enjoys proximity to both DFO and Southland plus the fabulous open expanses of Kingston Heath Reserve, which is just footsteps away. Versatile living spaces give options for everyone with rich Tasmanian Oak floors, the generous lounge and dining zone flows effortlessly to the huge entertainer's kitchen where quality appliances, masses of workspace and a breakfast bar make hosting a breeze. This satisfying space leads on to a large sundrenched family room and out to the alfresco patio and garden beyond. The spacious master bedroom benefits from not only built-in robes but also a granite trimmed ensuite, whilst the three remaining bedrooms offer fitted storage and share a contemporary bathroom plus separate WC. Boasting zoning for both Mentone Girls' and Parkdale Secondary Colleges, this immaculate home also includes ducted heating, evaporative cooling and alarm plus large laundry, shed and double carport.

## 5 Christensen St CHELTENHAM 3192

PRICE : \$925,000  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 78 A 10  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 4  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Here's your wide welcome to a fast-transforming locale! Surrounded by exciting new development in Cheltenham's new boom location, this approx 700sqm property comes with a welcoming brick home, a wide frontage and multiple possibilities for transformation. Take inspiration from the neighbours, bring your development vision and benefit from great proportions and an increasingly in-demand position (subject to Council Approval). Just around the corner from Cheltenham Secondary College and a local shop strip, this low-traffic locale is highly-sought by families and townhouse buyers alike for its proximity to Southland, Waves Leisure Centre and evolving cafe society - including popular Frank's Cafe! But while you're checking out the neighbouring development don't overlook the value in the existing rendered and renovated three bedroom home. Centrally heated and cooled with additional reverse-cycle air-conditioning for the open-plan lounge and dining rooms, this well-presented home has more living in a quiet TV lounge and vast covered al fresco deck and more style with a quality stainless-steel appliance kitchen, a refreshed bathroom, polished boards and quality window furnishings. With plentiful parking including a two-car carport and a secure garage, at the very least, this comfortable home offers ready rentability and lovely liveability until it's time to match the neighbours! ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 185 Centre Dandenong Rd CHELTENHAM 3192

PRICE : \$900,000  
RESERVE PRICE :  
SALE DATE : 01/03/2018  
METHOD : Sold After Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : House  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : On 530sqm approx with a private north facing rear garden, this well maintained 3 bedroom 60s brick classic ticks all the boxes for position, space and potential. Invitingly spacious, this sun filled charmer features polished boards, a wide entry foyer, a glass door to the large living & dining room, north facing modern kitchen (mini walk in pantry, Fisher & Paykel dishwasher & Ariston appliances), 3 double bedrooms (BIRs), stylishly renovated bathroom, separate fully tiled toilet, a decked sunroom and large fully tiled laundry/utility room. With room to extend up or out over time or potential to rebuild or redevelop (STCA), this promising soul offers all the modern comforts for now including security doors, an alarm, gas heating, air conditioning, ceiling fan, a covered decked patio, an auto garage to a 2nd lock up garage and storage shed plus loads more off street parking. With service lane access, metres to DFO shopping, the bus, Kingston Heath Reserve and great sports clubs, walk to Kingston Heath Primary School, Cheltenham East Primary School and an easy bike ride to Cheltenham Secondary College, Southland and the train. For all enquiries please contact Robert Pullia 0407 323 423 or Kheone Cochrane 0425 405 519 - hockingstuart Mentone.

## 1/2 Coleman Ct CHELTENHAM 3192

PRICE :	\$900,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	86 J 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	336
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Enjoy the relaxed lifestyle of this stylish residence on 336m2 (Approximate Title Dimensions) beachside of the highway. Vaulted ceilings complement the entrance & the gloriously naturally lit open plan living room & kitchen enhanced by stainless steel appliances, imported tile splashback & stone benches, including a huge island bench. French doors form the seamless connection to the expansive, established garden with gates for further secure off-street parking, while courtyards continue to wrap around the home offering views from almost every window. The sky lit contemporary bathroom is fitted with a Caesarstone topped vanity & a bath. The flexible floorplan enables you to either have two or three bedrooms or a possible second living area. Further amenities include split systems, Euro laundry, off street parking all within a short picturesque walk to the beach, Charman Road & Mentone shopping strips, train stations, highly sought after zoning for Mentone Girls Grammar School & Beaumaris Secondary College, numerous golf courses & Southland.

## 14 Cobham St CHELTENHAM

PRICE :	\$895,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 A 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	448
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 1/14 Cobham St CHELTENHAM 3192

PRICE :	\$895,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	24/05/2018	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	87 A 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	448
PLAN NUM/REF :	SP028599	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

## 33 Taunton Dr CHELTENHAM 3192

PRICE :	\$890,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/04/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Warehouse	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	19	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	864
PLAN NUM/REF :	LP114118	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

## 90 Beatrice St CHELTENHAM 3192

PRICE :	\$890,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	02/05/2018	BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	141	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	LP081525	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Competition for this potential-rich property in Cheltenham's Popular Farm Road precinct is set to be fierce. On a generous allotment of 537sqm (approx.), the opportunity is there to either refresh the current home to your own tastes or build your new bespoke dream home (STCA). Adding to the appeal is a thriving family-friendly neighbourhood where schools, kindergartens, parks and shops are all within arm's reach - with so much on offer, young families, first home buyers and investors will all be vying for the spoils. In a peaceful pocket of this truly booming locale, the existing home comprises a generous lounge, open plan kitchen and meals area, three good-sized bedrooms, bathroom, laundry and separate WC. A secure back garden and double brick garage are also included. Providing plenty of scope and space, with some simple contemporary updates this could generate a solid rental income or be a comfortable base while you decide your next steps. As a new home site (STCA) the property could not be better positioned for relaxed family living. Close to DFO and Southland for a bit of retail therapy, near Kingston Heath Primary & within the zone for Cheltenham Secondary College add to that Huss and his famous coffee and this is a brilliant opportunity not to be missed.

## 20 Eagland Rd CHELTENHAM 3192

PRICE :	\$887,500	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	14/03/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	8
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	633
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Find the cream of the crop in Cheltenham's quietest cul-de-sac. Just one door from Derring Rd Park at the top of the court, this cream brick home has been in the same family for almost 60 years ...now it's ready to rise to the top! Set on around 633sqm of versatile land, with wide frontage of 17.68m (approx). This solid home offers great family value with a timeless Tasmanian Oak kitchen, updated bathroom with separate WC and a flexible floorplan featuring large L-shaped living-dining plus rear family room (or huge fourth bedroom)...all perfect to enjoy as is, or to upgrade and extend. Alternatively, milk this cream brick beauty for all it's worth until it's time to capitalise on this high amenity low-traffic position. With gas-heating, an air-conditioner, garage and bonus sleep-out/studio, this comfortable home offers ready rentability until it's time to break ground. Zoned for in-demand Parkdale Secondary College with the Primary School and Kindergarten on Farm Rd close, the Mentone schools in reach , DFO shopping, station and beaches within minutes, this great court location will add the cream to your new home development.



## 58 Regent Pde CHELTENHAM 3192

PRICE: \$868,000  
RESERVE PRICE:  
SALE DATE: 28/03/2018  
METHOD: Sale  
SETTLEMENT DATE: 10/05/2018  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH: Moorabbin  
MAP REF: 78 A 10  
BLOCK NUMBER:  
LOT NUMBER: 2  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS616213  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS:  
ROOMS:  
CARPARKS:  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 166  
FURNISHED:  
OWNER OCCUPIED: Yes



COMMENTS :

## 179 Warrigal Rd CHELTENHAM 3192

PRICE: \$855,000  
RESERVE PRICE:  
SALE DATE: 24/03/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 2  
ROOMS: 4  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS : Blessed with fantastic outdoor entertaining options and terrific family space, this quality and low-maintenance 3 bedroom, 2 bathroom brick home has single level appeal and so much more. Brand new carpet can be found throughout much of this enticing dwelling including the spacious lounge and dining areas which also feature an ornate period fireplace. A more casual family and meals zone has direct entry to the rear, and is adjoined by the functional kitchen which comes with quality appliances. Two sizeable bedrooms with mirrored built-in robes have their own private place towards the front section of the house, as well as easy access to the spa bathroom. The 3rd bedroom was once two separate rooms and now offers amazing space as one relaxed area, while another generous bathroom has modern features and a private toilet. The rear of the property offers up a leafy deck area with an enclosed heated spa, while the open garage has been customised with its own BBQ and built-in seated area to extend your alfresco dining experience. Other features include a laundry, ducted heating, evaporative cooling, reverse cycle cooling, external blinds, manicured front garden, large single garage with storage, and ample off-street parking. Near Cheltenham East Primary School, Mentone Grammar School, Mentone Girls' Grammar School, St. Bede's College, DFO Moorabbin, Southland Shopping Centre, Kingston Heath Reserve, buses, and Cheltenham Station.

## 37 Oak Av CHELTENHAM 3192

PRICE: \$850,000  
RESERVE PRICE:  
SALE DATE: 24/03/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 B 4  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 310  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS : Renovated with a relaxed sense of easy living, this private 3 bedroom weatherboard home is one with its gardens for an all year outdoor lifestyle. Greeted by a lush landscaped sanctuary with a covered deck, this idyllic home enjoys an inviting lounge (OFF), north facing stone kitchen/meals, 3 spacious bedrooms (2 - BIRs), family size bathroom, laundry & sep toilet. Retaining its original character, this secluded retreat has ducted heating, R/C air cond, security door, polished floorboards, north facing paved courtyard, an open auto garage + 2nd car space. In the Golden Triangle, handy to the Mentone Centre, parks, Evesham Rd kinder, Mentone Village, Charman Rd shops & Southland. For all enquiries please contact Simon Wendt 0407 040 706 or Miranda Wendt 0419 505 085 - hockingstuart Mentone.

## 1/5 David Ct CHELTENHAM 3192

PRICE :	\$850,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/03/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :	22/05/2018	BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS738520	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Idyllically located within a quiet court, yet enjoying brilliant proximity to all essential amenities, this light-filled 3-bedroom home provides the perfect easy-care base from which to enjoy all that this fabulous neighbourhood has to offer. At the front of just two, the home opens to a warm & welcoming lounge and dining area which spills out to a private and secure decked courtyard. Offering plenty of cupboard and preparation space, the open plan kitchen has been stylishly updated and showcases quality appliances including a Blanco oven and cooktop plus Asko dishwasher whilst the adjacent laundry has convenient outdoor access. A refreshed bathroom with on-trend floating vanity service the three bedrooms, whilst completing an appealing offering are second WC, ducted heating, split system, polished floors, garden shed, attic and double carport. Enjoying a peaceful position in Cheltenham's coveted Golden Triangle, this impeccable home is also within the Mentone Girls' and Parkdale Secondary zones and is close to shops, parks and transport.

## 162 Weatherall Rd CHELTENHAM 3192

PRICE :	\$830,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Land (Commercial)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :	86 G 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	214
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Developers (STCA) and Investors! Don't miss this amazing opportunity. Shops like this one only come around once every few decades. Amazing position. Front and rear access. Good holding income. Excellent Tenant. Fantastic land area 214sqm approx awaits. Contact the agent today to find out more! Property Code: 212

## 29 Munro Av CHELTENHAM 3192

PRICE :	\$820,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	08/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	23/04/2018	BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 F 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	234
PLAN NUM/REF :	PS320239	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** On its own title with its own street frontage, this immaculate 3 bedroom single level town residence is the easiest home to maintain on the market. With a private and secure paved courtyard to wine and dine friends in on a sunny Sunday afternoon, or enjoy the warm and inviting lounge while relaxing in front of the TV, there's absolutely nothing to do but enjoy the comfort, ease and quality build of this well kept home. First time offered in 22 years, this light filled freestanding retreat features slate floors in the lovely lounge, spacious TV/meals area with casual kitchen (dishwasher), 3 delightful bedrooms (2 with BIRs), a semi ensuite, separate toilet and a separate laundry. Perfect for a young couple, investor or downsizer looking to maintain their independence, this secure haven provides ducted heating, split system air conditioning, external blinds, security doors, ample storage and a lock up garage behind lockable gates. In this sought after Bayside location, just 400m approx to the new Southland station, Southland Shopping Centre and William Fry Reserve, walk to Olympic Avenue Kindergarten, local buses & restaurants, minutes to golf courses & the beach. For all enquires please contact Robert Pullia on 0407 323 423 or Kheone Cochrane on 0425 405 519.

## 5 Selwood Ret CHELTENHAM 3192

PRICE: \$810,000  
RESERVE PRICE:  
SALE DATE: 07/04/2018  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Single)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 77 K 10  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 1  
ROOMS: 4  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 322  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS : Step out to the Gardens, dive into the pool, hit off on the court turn the Page to this fully-renovated home and relax with bonus recreational facilities! Situated between newly refurbished Le Page Gardens and Pagewood Park Estate's own pool, tennis courts and community areas, this fully-renovated three bedroom, 1.5 bathroom home offers perfectly polished single-level living to suit downsizers, families and investors alike! Opened up with lofty light-filled living-dining flowing out to a cafe blind-enclosed al fresco room, this three bedroom, 1.5 bathroom home is quality appointed with Bosch appliances (including an induction cooktop) for the garden-view kitchen and luxe fittings (including a stone-topped vanity) for the clever two-way bathroom. Ready to enjoy with reverse-cycle air-conditioning for soaring vaulted-ceilinged living and ceiling fans for every room, this well-presented home features timber-look floors, a handy second WC and a large separate laundry. Best of all, this sizeable home features a completely freestanding position with a generous lawned garden to the rear, a big double auto-garage to the side and visitor parking right at the front door! A walk to Southland's shopping, cinemas and brand new station and a dash to Cheltenham Secondary College, this is full-renovated style for an active lifestyle

## 3/29 Garfield St CHELTENHAM 3192

PRICE: \$771,000  
RESERVE PRICE:  
SALE DATE: 12/05/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 77 H 12  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS :

## 809/2-6 Railway Rd CHELTENHAM 3192

PRICE :	\$732,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	04/05/2018	BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	105
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	809	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS720147	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Located in what is set to be one of Melbournes most sought-after school zones – Cheltenham Primary, Mentone Girls Secondary and Beaumaris Secondary College, this is perfect family living. Offering wonderful modern style along with stunning space and versatility, this huge 3 bedroom, 2 bathroom luxury apartment in the ILIXIR residential complex is a brilliant Cheltenham offering. Ideal for families and downsizers, investors will also love the prospect of securing a solid return on their investment. The apartment itself sits on the 8th floor of this boutique complex and promises excellent natural light and quality fittings and fixtures. The central living and dining zone has premium timber floors underfoot, with this bright main hub also incorporating the deluxe kitchen with a stone island and stainless steel appliances including an induction cooktop and an integrated dishwasher. All the bedrooms have great space, and mirrored walk-in robes including the master bedroom which also comes with an immaculate ensuite. The central bathroom boasts a handy European laundry, and also included is a large undercover balcony, reverse cycle heating and cooling, secure intercom entry, and 2 secure car spaces. This amazing location has you moments to Southland Shopping Centre, while you're also within a short stroll of local shops and cafes, Cheltenham Park, Cheltenham Primary School, renowned Sandbelt golf courses, and Cheltenham Station. Don't miss out on this stellar apartment and reaping the rewards of future potential growth. Big (105 m2) and comfortable ideal for family living offering: \* 3 good size bedrooms close to Southland S/C and Train Station \* 2 bathrooms \* 2 undercover secure car parks; access to building is via remote control garage door and video intercom \* Cafes, restaurants & specialty shops on your doorstep! \* Master bedroom with full en suite, BIR, carpets \* Open design kitchen/living area \* Stone bench top, induction cook top, timber floors \* European laundry, down lights throughout, high ceilings \* Unlimited rubbish and recycling disposal \* Block-out curtains and sheers in all bedrooms \* Outdoor, undercover cinema and bbq area on level 2 \* Bay or city views from all rooms \* On site 'lifestyle manager/concierge between 8am-4pm to assist with deliveries, visitors, building management and security \* Walk to everything....shops, library, railway station, buses, cafes, parks, Southland Shopping Centre \* Mentone beach five minutes by car \* Ultra secure living - lock up and leave as you wish! \* Storage cage in secure internal compound \* Secure mail box \* Access to floors is regulated and restricted only to residents of each floor \* Bike lane on Charman Rd provides cycling access to the Bay Trail connecting you easily to bayside suburbs of Sandringham, Hampton, St Kilda, Port Melbourne etc Property Code: 972

## 2 Woodland Dr CHELTENHAM 3192

PRICE :	\$707,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	17/04/2018	BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 K 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	50	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	360
PLAN NUM/REF :	CS001034	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Dishing up carefree living in impeccable, low maintenance surrounds, this warm and welcoming 2-bedroom villa is positioned within the popular Pagewood Park village, just a heartbeat from the attractions of Southland, Waves Leisure Centre and a choice of primary schools. With soaring ceilings and well-placed windows creating a great sense of space, this light-filled home features a generous lounge with tranquil garden outlooks plus spacious dining area which spills out to a covered alfresco patio - perfect for outdoor entertaining or simply unwinding at the end of the day. A contemporary kitchen showcases quality appliances whilst its breakfast bar provides plenty of room for friends and family to gather around. A bright two-way bathroom services the two bedrooms - a walk-in robe features in the tranquil master access, whilst ceiling fans keep both rooms comfortable in warmer months. Gas heating, split system cooling, instant hot water and auto garage conclude an utterly appealing offering, which also boasts coveted zoning for the highly regarded Cheltenham Secondary College. For all enquiries please contact Pandelis Plousi on 0409 553 929 or Andrew Plousi on 0411 799 023 Hodges Mentone.

## 58 Central Park Wlk CHELTENHAM 3192

PRICE :	\$699,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	27/04/2018	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	78 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	99	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	67
PLAN NUM/REF :	PS644436	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

## 21 Central Park Wlk CHELTENHAM 3192

PRICE :	\$685,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	78 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Exuding sophisticated inner city style across three levels, this beautifully crafted 2-bedroom residence features a contemporary neutral palette and soaring ceilings creating a perfect sense of space and light throughout. Ground-level offers a large bedroom overlooking the leafy front garden plus adjoining sleek bathroom complete with discreet euro laundry. Move upstairs to super stylish open-plan living with a sun-drenched Bosch gourmet kitchen/dining/living leading out to a generous entertainer's terrace. Upper-level accommodation comprises of an en-suited main bedroom with generous BIRs, additional powder room plus divine study/home office nook. Exquisitely appointed with timber floors, stone bench tops, statement lighting, wall heating, split system, single auto garage plus an additional off street park on title. Well-located steps to the bus, Cavanagh Street shops and cafes. Walk to Le Page Primary School plus approx. 350m to well-regarded Cheltenham Secondary College. Convenient to Westfield Southland with newly opened train station.

## 23/11 Hannah St CHELTENHAM 3192

PRICE :	\$680,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	14/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	78 B 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A fine first step on the property ladder, ideal empty nest or a solid investment in a strong market, this peaceful two-bedroom unit is sure to tempt a huge cross-section of buyers. Occupying a peaceful position toward the back of an immaculately maintained group, there is a real sense of a village community in this peaceful low traffic setting. Through an elevated entry, the home opens to reveal warm floors which flow through the hall to the main living and dining zone. Here, lofty pitched ceilings add a feeling of light and space which continues to the smartly updated kitchen. Perfect for laidback indoor/outdoor entertaining, the adjacent dining area opens out to a rear sundrenched terrace which stretches the full length of the home and gives access to the auto garage. Both of the bedrooms benefit from fitted wardrobes and ceiling fans, the large master enjoying access to a contemporary two way bathroom; whilst a large laundry with handy external access, plenty of storage, split system heating/cooling and additional parking wrap up a stress-free package. Close to a choice of schools and shopping destinations, the home is also near transport and reserves, while also enjoying zoning for Cheltenham Secondary College.



## 2/36 Herald St CHELTENHAM 3192

PRICE: \$680,000  
RESERVE PRICE:  
SALE DATE: 28/04/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 B 1  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS :

## 22 Chaprowe Ct CHELTENHAM 3192

PRICE: \$650,000  
RESERVE PRICE:  
SALE DATE: 27/04/2018  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 77 J 12  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS : Located in an exceptional location, offering an easy walk to Southland Shopping Centre and the new train station, the position is only surpassed by the quality of the beautiful renovation and presentation. One of only 5, this spacious villa offers a free flowing living area that adjoins the ultramodern kitchen which opens to a timber decked alfresco area. The courtyard is most generous in size and captures all the northerly sun. Both bedrooms are well sized and feature BIRs, while the enormous tiled bathroom/laundry is certainly a major highlight. Add a split system and LU garage and everything you desire is here. Check out the photos online and then come and visit – you won't be disappointed

## 7/11 Hannah St CHELTENHAM 3192

PRICE: \$650,000  
RESERVE PRICE:  
SALE DATE: 16/05/2018  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 78 B 11  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION: 0  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS : Offering the luxury of a full renovation without any of the stress, this gorgeously presented two-bedroom unit delivers a lifestyle that can't be beaten in a locale that is fiercely fought for. Primped, preened and ready for its new owners, there is nothing required but to walk in and unwind. Filled with natural light and larger than expected, the home features soaring ceilings in the inviting lounge which flows past a relaxed dining area to a designer kitchen - here, premium appliances and quality cabinetry are topped with thick gleaming stone. The stylish courtyard provides the perfect place for alfresco entertaining, whilst a covered clothes line is a thoughtful inclusion. A luxurious fully-tiled bathroom complete with sumptuous freestanding bath services the two generous bedrooms which both feature built-in wardrobes concluding a low maintenance delight are a separate WC, laundry with external access, split system heating & cooling, keyless entry plus lock-up garage and parking. Within easy reach of reserves and parklands, the secure home is close to public transport and zoned for Cheltenham Secondary College.



## 3/23 Jean St CHELTENHAM 3192

PRICE : \$647,500  
RESERVE PRICE :  
SALE DATE : 27/05/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 77 G 12  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Start within a boutique block of only five; downsize without compromise; invest only seconds from Southland. Only moments from Cheltenham Park, Reserve and playground, minutes from the station and steps to Southlands retail therapy, this 2-bedroom plus study town residence has been built to the demanding specifications by tailor Projects with a state-of-the-art stone and Miele kitchen, designer fully tiled bathrooms and engineered Oak floors. Designed for easy living with ensuite access for both bedrooms (including a private outdoor retreat for the ground floor master), a first floor open plan domain and an expansive entertainer's terrace, the home features split system air-conditioning for climate control, a separate laundry and a big auto garage. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 4/26 Camelia Gr CHELTENHAM 3192

PRICE : \$637,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE : 19/04/2018  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH : Mordialloc  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER : 4  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS618596  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION : 0  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : Yes



COMMENTS : Those looking for the hassle-free convenience of a unit but who still love spending time outdoors should not pass this one by. Positioned at the rear of a contemporary rendered group, this updated two-bedroom home offers smart spaces inside plus a larger than most wraparound garden. Featuring rich hardwood floors, the spacious living and dining room flows to the Caesarstone kitchen which has been equipped with quality stainless steel appliances plus a breezy blue glass splashback. Perfect for alfresco catering, this space opens straight out to the sheltered alfresco deck which spills out to a sundrenched and private lawn. Separately zoned, both bedrooms benefit from heaters, ceiling fans and ample fitted storage, they also enjoy fabulous privacy with windows overlooking the garden. Servicing the home is a modern bathroom and separate WC, whilst a split system, Euro laundry, garden shed and carport are also offered. In a popular precinct near parks, transport and both Southland and DFO, the home is also zoned for both Mentone Girls' and Parkdale Secondary Colleges.

## 1/8-10 Argus St CHELTENHAM 3192

PRICE: \$626,000  
RESERVE PRICE:  
SALE DATE: 05/05/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 77 J 11  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS: 3  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Add some designer style to your up-front lifestyle! Home to a design professional just 150m to Southland's retail therapy, this fashionable front unit showcases a true designer renovation with two robe-fitted bedrooms overlooking lawned front gardens and full-depth open-plan living flowing to a private side courtyard. Showcasing exceptional attention-to-detail with wine-racking and a classic manor-sink for the glamorous prestige appliance kitchen, the latest encaustic tiles for the brilliant bathroom and eye-catching feature lighting throughout, this designer original has a practical side too - with soaring skylights (including an auto-open Velux window for the bathroom), reverse-cycle air-conditioning and hard-wearing wideboard floors for living and traffic areas, and a dishwasher for the glossy kitchen. With a secure garage from a streetfront drive and a sunny courtyard to extend entertaining, this is a stylish lifestyle investment - with state-of-the-art style inside and all of the lifestyle extras at the door - including stations, cinemas, shopping and eateries!

## 1/24-26 Devon St CHELTENHAM 3192

PRICE: \$625,000  
RESERVE PRICE:  
SALE DATE: 07/04/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 86 K 2  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No

COMMENTS:

## 6/11 Hannah St CHELTENHAM 3192

PRICE: \$615,000  
RESERVE PRICE:  
SALE DATE: 24/03/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 78 B 11  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No

COMMENTS:

## 6/9 Argus St CHELTENHAM 3192

PRICE:	\$611,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	19/05/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	77 J 11	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Quietly positioned in 'Tudor Court', this well presented cottage style unit is ready to enjoy boasting modern upgrades, spacious fitted bedrooms and terrific low maintenance outdoor space. Representing great value, positioned in this prime lifestyle location, a stroll from Westfield Southland. - Peaceful single level gem in small boutique group - Charming appeal with modern updates ready to be enjoyed - Generous relaxed lounge room with stylish window box - Updated kitchen with meals featuring stainless steel appliances - Sparkling central bathroom and sizeable laundry - Air conditioning, large wraparound courtyard, garage and shed - Outstanding value in this sought-after lifestyle location - Investors, downsizers and owner occupiers will be impressed - In addition, the long-term tenant is keen to remain - Walking distance from shops, schools and public transport

## 18/9 Latrobe St CHELTENHAM 3192

PRICE:	\$610,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	07/04/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	86 J 3	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

## 3/9 Delacombe Ct CHELTENHAM 3192

PRICE:	\$610,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	07/04/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	78 B 11	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	163
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS :

## 9/1 Jellicoe St CHELTENHAM 3192

PRICE :	\$610,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	77 J 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Just footsteps to the attractions and distractions of nearby Southland, yet privately tucked away at the rear of a quiet group, this immaculate two-storey townhouse is the perfect easy-care base for your busy lifestyle. Featuring a generous living area with gas heating, the home's lower level also boasts a smartly-appointed eat-in kitchen with fashionable stone benchtops along with a large laundry (and separate WC), which provides direct access to the oversized yet low maintenance courtyard. Peacefully positioned away from the social hub of the home, the two generous bedrooms are located upstairs - they both benefit from built-in robes and share a bright central bathroom with second WC, whilst the larger bedroom also features split system heating and cooling. Pristine carpets and parking are also offered the home's ultra-convenient location close to all essential amenities including the new Southland train station, primary schools, childcare centres, Cheltenham Secondary College and recreational facilities simply adds to the appeal!

## 5/3 Jean St CHELTENHAM 3192

PRICE :	\$600,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Take your first home or investment dollar to a new level with near-new townhouse living and a retail therapy-commuter lifestyle! Representing rare two-storey value in a fast-developing Southland locale, this architectural two bedroom, two bathroom home is too good to miss with a highly-rentable virtual dual-suite design, and highly liveable north-facing living and balcony. Offered in as-new style with a streamlined kitchen featuring Bosch appliances (including a dishwasher) and a stylish subway-tiled bathroom (one ensuite) for bedrooms on different levels, this reverse-cycle air-conditioned home is luxe-finished with stone benchtops, wideboard floors, two walk-in robes and additional panel heating. One of just a few semi-detached homes in the group (with just one shared wall), there's the added space of a wraparound courtyard and a full-width balcony, and the added ease of an auto-garage (with storage alcoves) plus visitor parking right at the door. Just across from Cheltenham Park on the leafy beachside of the Highway, this prestige townhouse is a successful starter, easy lock-and-leaver or as-new investment - within a walk of both Cheltenham and Southland stations, 400m to Southland's shopping and cinemas and minutes to bay beaches! For more information about this two-storey townhouse contact Emily Whitehead at Buxton Mentone on 0420-997-276

## 33/310 Warrigal Rd CHELTENHAM 3192

PRICE :	\$590,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Presenting the contemporary style of today's interiors all wrapped up in a superbly easy-care package, this fabulously updated unit will appeal to anyone wanting a ready-to-go base. Nestled within a peaceful community, where access via Brampton Road, low traffic and friendly neighbours ensure a stress-free way of life, this is an appealing proposition for first-home buyers, investors and downsizers. Offering the bonus of two secure alfresco areas, the home features a light-filled open plan living zone which flows to the sleek contemporary kitchen – with glossy work surfaces, stainless steel appliances and ample space for relaxed dining, this is a pleasing space to host family and friends. Peacefully zoned, the two generous bedrooms both offer fitted wardrobes and share a fresh modern bathroom and separate WC, whilst a laundry with access to the larger courtyard, a lock-up garage plus split system heating/cooling are also included. Moments to bus routes, DFO and Southland, this immaculate property is also near a choice of schools and boasts zoning for Cheltenham Secondary College.

## 4/227 Charman Rd CHELTENHAM 3192

PRICE :	\$580,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : It doesn't get more convenient than the heart of Cheltenham Village and with a roomy 100m2 approx. of indoor-outdoor living rarely seen in today's new builds plus a vibrant cafe culture, restaurants and the train steps away, this immaculate double-story, 2-bedroom, 1.5-bathroom residence offers an easy lifestyle in a high-demand pocket without compromising on space. Comfortable now, with plenty of scope to update and add your own sense of style, enjoy downstairs sun-filled open plan living and dining, a contemporary kitchen with stone bench tops and stainless steel appliances plus direct private courtyard access for easy entertaining. Upstairs are two generous bedrooms both with extensive built-in robes; the master bedroom with a delightful study/reading nook plus neat & tidy central bathroom with combined shower/bath. Features incl. downstairs w/c, laundry, split system heating/cooling throughout and single carport. Superbly positioned adjacent to Cheltenham Primary School, walking distance to Cheltenham Recreation Reserve, park, playground, golf club, minutes to Westfield Southland and moments to the beach.

## 5/39 Jean St CHELTENHAM 3192

PRICE :	\$577,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 23/31 Garfield St CHELTENHAM 3192

PRICE :	\$567,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 15/94-96 Cavanagh St CHELTENHAM 3192

PRICE :	\$561,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	16/04/2018	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	78 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	15	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP002303	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : If you are looking for a promising foothold in a booming neighbourhood, then look no further than this light-filled two-bedroom unit. Located just metres from a good coffee and breakfast at Frank's, the home is also within easy reach of bus stops, Southland and offers the bonus of sought-after zoning for Cheltenham Secondary College. Generously proportioned throughout, the welcoming lounge features warm Baltic Pine floors which lead to a bright Caesarstone kitchen with gleaming stainless steel oven and cooktop - also here, a sundrenched dining area is perfect for relaxed meals. Valuable additional space to enjoy with friends can be found out in the private, sunny courtyard which offers direct access to the unit's carport. Both of the bedrooms are large doubles and offer generous amounts of fitted storage, they share a stylish fully-tiled bathroom; whilst split systems to both the main bedroom and lounge conclude the perfect first home or ideal investment. For more information about this perfectly positioned unit, please contact Aidan Oke at Buxton Mentone on 0430 137 587

## 55/310 Warrigal Rd CHELTENHAM 3192

PRICE :	\$541,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	13/04/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	55	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP002968	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :



## 6/9 Latrobe St CHELTENHAM 3192

PRICE :	\$520,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	06/04/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 H 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	6	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP003860	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 9/287 Warrigal Rd CHELTENHAM 3192

PRICE :	\$510,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	12/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	78 C 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 12/30 Garfield St CHELTENHAM 3192

PRICE :	\$509,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :	30/04/2018	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	2
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 H 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS707665	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : One of the first apartments to become available in this almost-new group. This ground floor, 1 bedroom + study, garden apartment is also one of the best - with the premier south/west-facing street-front position, courtyard with garden and a front gate for easy access to Southland's shopping, cinemas and transport! Offered in better-than-new style with rich Oak wideboard floors, quality window furnishings and flyscreens already in place, this quality apartment has a full-sized Bosch appliance kitchen with Caesar bench and bedroom with walk-in-robe and generous semi-ensuite. Offering reverse-cycle air-conditioners for climate-control, this inviting apartment has intercom entry for security and basement garaging with storage for added peace-of-mind. Best of all, it has a sun-bathed garden with flowering established gardens to indulge a green-thumb, a paved area to fit the BBQ and secondary access from the master-suite to add to the garden lifestyle! Find Southland within 150m for some retail therapy, jump on the train at Cheltenham or Southland station for an easy commute, invest in garden living and the easy life at this growing beachside-of-the-Hwy address.

## 32/310 Warrigal Rd CHELTENHAM 3192

PRICE : \$490,000  
RESERVE PRICE :  
SALE DATE : 26/03/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Peacefully tucked away within the Warrabar Estate, where low traffic and a sense of community ensure a relaxed way of life, this original two-bedroom unit presents a promising opportunity for first home buyers and investors. Well maintained through the years, there is enormous potential to easily add value with some simple contemporary enhancements. The foundations are there - a light-filled living room enjoys alfresco access to a front patio, whilst the dining area is easily accessed from the practical kitchen. Both of the bedrooms are well proportioned, the main room benefiting from built-in robes, the second room enjoying private outlooks to a second sunny courtyard. Including a bright and spacious bathroom plus separate WC and laundry with external access, this promising package also includes the bonus of solar panels, split system heating/cooling plus alarm and lock-up garage. Close to both DFO and Southland, and moments to bus routes, the peaceful property is also within the sought-after zone for Cheltenham Secondary College.

## 9/47 Wangara Rd CHELTENHAM 3192

PRICE : \$489,500  
RESERVE PRICE :  
SALE DATE : 19/03/2018  
METHOD : Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Strata Unit/Flat  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 77 D 11  
BLOCK NUMBER :  
LOT NUMBER : 9  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS507378  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS :  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED :  
OWNER OCCUPIED : No

COMMENTS :

## 804/6 Railway Rd CHELTENHAM 3192

PRICE : \$460,000  
RESERVE PRICE :  
SALE DATE : 10/04/2018  
METHOD : Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Flat/Unit/Apartment (Res)  
MUNICIPALITY : Kingston  
PARISH : Moorabbin  
MAP REF : 86 J 2  
BLOCK NUMBER :  
LOT NUMBER : 804  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS720147  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED :  
OWNER OCCUPIED : No

COMMENTS :

## 10/158 Chesterville Rd CHELTENHAM 3192

PRICE :	\$450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	
SETTLEMENT DATE :	28/03/2018	BATHROOMS :	
PROPERTY TYPE :	Factory	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 J 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	6	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	134
PLAN NUM/REF :	PS728175	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 4/81 Wilson St CHELTENHAM 3192

PRICE :	\$437,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	77 J 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : This stylish residence is ideally suited to a first home buyer or astute investor seeking a home ready for immediate enjoyment in a premier location. Located on the first floor, this apartment features stunning natural light and a generous open living space complemented by a sleek kitchen equipped with gas cooking & quality appliances. Two well appointed bedrooms include built in robes and are serviced by a central bathroom with laundry facilities. Also includes heating/cooling, NBN connected and on-site car parking. This address enjoys an unrivalled location with walking distance to Southland Shopping Centre, Southland Train Station, Waves community pool, public transport and numerous local schools, parks & sports centre as well as vibrant shopping and dining on Charman Road. • Stylish residence is ideally suited to a first home buyer or astute investor. • Apartment features stunning natural light and a generous open living space. • Sleek kitchen equipped with gas cooking & quality appliances. • Two well appointed bedrooms include built in robes. • Central bathroom with laundry facilities. • Heating/cooling, NBN connected and on-site car parking. • Walking distance to Southland Shopping Centre, Southland Train Station, Waves community pool, public transport and numerous locals schools, parks & sports centre as well as vibrant shopping and dining on Charman Road

## 4/34 Gillman St CHELTENHAM 3192

PRICE :	\$436,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	86 J 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

## 9/35 Tulip Gr CHELTENHAM 3192

PRICE:	\$380,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick
SALE DATE:	24/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	20/04/2018	BATHROOMS:	1
PROPERTY TYPE:	Apartment	ROOMS:	3
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:	Moorabbin	STOREYS:	
MAP REF:	77 G 12	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	24	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP007797	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : For affordable investment or personal enjoyment appreciate all the advantages of park-side living just a stroll from local shops, public transport with the express train to the CBD from Cheltenham and Southland Stations. With Westfield Shopping Centre only a short walk find yourself positioned beach side of the highway and the Cheltenham central hub at your doorstep. This 2 bedroom ground floor apartment is tucked securely away at the rear of a peaceful block. Featuring a modern separate kitchen, large sunny lounge area, 2 well-sized bedrooms with built-in robes and a renovated central bathroom. Inspection a must to truly see what this light and bright apartment has to offer.

## 6/1325 Nepean Hwy CHELTENHAM 3192

PRICE:	\$362,500	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	28/04/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	1
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	86 K 2	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS :

## 1/1 Marlene Ct CHELTENHAM 3192

PRICE:	\$122,250	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	10/04/2018	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Mordialloc	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP007037	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

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