

# hockingstuart

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DATES : 30/01/2018 and 30/04/2018  
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 : KERSHAW, CEDRIC, ELLIOT, MCKAY, BROWNFIELD, MORRIS, CARRIER, MELROSE, NEPEAN, EVA, BOOTH, CHERRINGTON, MOUNTVIEW, VIALLS, MORGAN, KEITH, VICTORIA, WILD, ELLEN, CHANDLER, MACGREGOR, BRISBANE, CLARE, MARRIOTT, BEACON, IMES, EVAN, LAWBOROUGH, GREY, KEILLER, JENNIFER, ALMA, REID, MARGARET, ROBERT, TAYLOR, EDMOND, BERRINGA, HAWKE, BALMORAL, LONG, OLIVE, MERIBAH, EWAN, GILBERT, WHITE  
STREET TYPE : (ANY)  
SUBURB : PARKDALE  
DATA SOURCE : REI and VG/Gov  
RETURNED : 14

hockingstuart

## Results

### 422 Nepean Hwy PARKDALE 3195

PRICE :	\$4,100,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	7
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	6
PARISH :		STOREYS :	
MAP REF :	87 D 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	2,159
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Perfectly positioned is this truly rare opportunity to secure Parkdale's largest land offering in a vibrant hub on the suburb's esteemed beachside. Offering a 25m (approx.) frontage to Nepean Highway and 24.24m (approx.) frontage to Thomas Court & Peter Avenue your development opportunities are endless with the site screaming for a multi-dwelling complex in this GR22 zone. Located within a 10 minute walk to Parkdale Railway Station and shops, as well as one of Melbourne's best beaches, and across the road from Parkdale Plaza, this prime offering boasts the very finest that Bayside living has to offer. With Parkdale Secondary, Mentone Grammar, Mentone Girls Grammar, Mentone Girls Secondary, Kilbreda and St. Bede's College all within a 2 minute drive, schools are aplenty and will cater for all families' needs. The active lifestyle thrives here too with Gerry Green Reserve, Walter Galt Reserve and Ben Kavanagh Reserve, Woodlands Golf Club, Mordialloc Tennis Club, Mordialloc Bowls Club all within a few minutes. The stage is set for an amazing new development right in the heart of one of Melbourne's best suburbs. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 25 Booth St PARKDALE 3195

PRICE : \$1,675,000  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 E 9  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



COMMENTS : A setting of utter sophistication in a precinct sought by many, this uncompromising family home provides an exceptional back drop for a laidback lifestyle. Spanning a single sensational level, the home showcases oversized spaces, each one flushed with natural light. The fluid floorplan offers dedicated zones for everyone to enjoy - to the front a fitted study with access from the double auto garage gives options of the perfect home office, a peaceful sitting room is the ideal retreat, whilst the rear entertaining zone is something to behold. Gleaming waterfall stone finishes, first class stainless steel appliances and masses of cabinetry star in the kitchen which boasts huge sliding doors out to an all-weather alfresco patio (built-in BBQ) and in turn the easy-care garden and sparkling heated pool & spa. A second set of glass doors lead from a relaxed family room to a sundrenched northerly deck. Family-focused, the parents' retreat is zoned to the front where it benefits from a large walk-in robe and sparkling ensuite, the remaining bedrooms are tucked away in a separate kids' wing where they flank a versatile retreat and share a bright bathroom. A huge laundry with access to the drying terrace, powder room, ducted heating and evaporative cooling are also offered along with prized zoning for Mentone Girls' and Parkdale Secondary College. For more information about this exceptional family home contact Mathew Cox at Buxton Mentone on 0413-102-224

## 54 Balmoral Dr PARKDALE 3195

PRICE : \$1,451,000  
RESERVE PRICE :  
SALE DATE : 03/02/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 F 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION : 0  
SIDE DIMENSION :  
LAND AREA : 655  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : The spacious single level floorplan and coveted zoning for Parkdale Secondary College are just the start of the appeal of this immaculate four-bedroom family home. Requiring absolutely no work, and offering versatile spaces that will adapt to every family's needs, this is a place you will love to come home to! To the front, a formal lounge is a cosy winter retreat, with its warming log burner, plush carpets and double glazed windows, while the open-plan family room spills out to a broad elevated deck where a gas hotplate and provisions for a fridge ensure successful summer hosting. However, a ceiling fan, strip heater and caf blinds keep this zone comfortable through the seasons. At the hub of the home, a designer stone kitchen boasts gleaming benchtops and high-end Smeg & Bosch appliances this stylish space will suit the most particular of entertainers. All four bedrooms are queen-sized and include built-in storage, two offer the luxury of ensuite bathrooms, the remaining rooms share a central family bathroom plus separate WC. A large laundry, separate studio plus double auto garage are also included along with ducted heating & cooling, 9 port network cabling, additional split systems, gas fireplace and plantation shutters. Walk to Parktone Primary School, close to transport, the beach and a choice of shops this is fine family living in a highly-sought locale.

## 15a Robert St PARKDALE 3195

PRICE: \$1,350,000  
RESERVE PRICE:  
SALE DATE: 28/04/2018  
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: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS:

## 11 Evan St PARKDALE 3195

PRICE: \$1,312,000  
RESERVE PRICE:  
SALE DATE: 24/03/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 D 7  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 4  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 798  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Reap the rewards of a clever new home, development or renovation in this highly sought after location! Set on approx 798sqm site with a largely cleared stunning north facing backyard, this charming weatherboard home offers all the benefits of this dream location until your rebuild dreams come true. Rent or enjoy this generous four bedroom floorplan and benefit from a renovated stainless-steel appliance kitchen with Bosch dishwasher, versatile bathroom and shower-room areas and comforts including gas-heating and air-conditioners. Then bring your plans for a family dream home or dream development (subject to Council Approval) and watch the value in this prime land grow. Maybe even find a future for the existing well-sited home as the front home in a larger project or as the base for a charming period-inspired renovation. However your dream unfolds, this large lawned site is the perfect pasture to grow wealth in the heart of the Parkdale College Zone, between the sporting reserves and the Warren Rd shopping strip. For more information about this expansive property contact Katrina O'Brien at Buxton Chelsea on 0411 626 394

## 27 Elliot St PARKDALE 3195

PRICE: \$1,240,000  
RESERVE PRICE:  
SALE DATE: 17/02/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 F 10  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

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



COMMENTS: An appealing family sanctuary dishing up endless mouth-watering options for the future, this inviting three-bedroom weatherboard home sits proudly on a north-facing 653sqm (approx.) of prized land. Just an easy walk to the well-regarded Parkdale Secondary College, Warren Road shops and Parkdale Plaza, this fine offering is also within easy reach of the beach and transport options. Immaculately presented and set in secure gardens, the home features high ceilings and warm timber floors through the generous lounge where a cosy gas fireplace wards off the chill and a split system ensures comfort through the summer. Made for relaxed family meals, the smart eat-in kitchen boasts masses of glossy cabinetry and ample workspace along with a gourmet 900mm oven and Bosch dishwasher. A vast alfresco deck extends the living space outdoors and boasts both cafe blinds and ceiling fan - this is the ideal hangout for the adults while the kids enjoy the deep lawned garden. All three bedrooms are generous in size, each offering mirrored built-in robes and ceiling fans - they share a sleek family bathroom and separate WC. Concluding this comfortable package are ducted heating, substantial parking, separate double garage plus zoning for Parkdale Secondary College. Perfect for now, there is potential to add a pool and extend up, back or forward (STCA) to accommodate your growing needs.

## 426 Nepean Hwy PARKDALE 3195

PRICE :	\$1,215,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	87 E 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	706
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** There is no better place to unwind at the end of a long day than on the elevated terrace of this immaculate family home. Laden in magnificent vines, this is the perfect spot to put your feet up and watch the sun setting over the horizon. Offering plenty of room for families both inside and out, this screened sanctuary is set back from the hustle and features a choice of living areas over two light-filled levels. A tranquil lounge is ideal for intimate gatherings while the rear family room and fabulous outdoor spaces set the scene for larger-scale entertaining - upstairs is a relaxed retreat providing even more invaluable living space. Two of the well-sized bedrooms are conveniently located on the ground floor adjacent a bright family bathroom, whilst the peacefully positioned first floor master offers the benefit of a large walk-in robe and ensuite. A large laundry with additional WC, ducted heating, split system cooling, solar panels, large garage, tandem carport and workshop conclude a fabulous family home. Just a walk to the beach and Bradshaw Park, the home is moments to Parkdale Plaza, station and Parkdale Primary, and also within the prized Mentone Girls' and Parkdale Secondary zones. For more information on this screened and sunlit family sanctuary, please contact Adam Saunders or Louise Herterich.

## 20a Victoria St PARKDALE 3195

PRICE :	\$1,182,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
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 :** Showcasing a contemporary style this spectacular luxury home offers modern living in a highly sought after location. With an abundance of space, the dining room integrates seamlessly into the generous family area and onto the rear lounge room. The sensational kitchen showcases a touch of class with a stone benchtop, stainless steel Smeg appliances (inc. dishwasher), gas cooking and quality cabinetry. Three superbly sized bedrooms (plus study area), including a master bedroom with a stylish ensuite and walk-in-robe are complimented by an elegantly designed main bathroom boasting extensive tiling and contemporary fittings as well as both upstairs and downstairs powder rooms. Absolutely brilliantly equipped with stunning wooden floor boards, ducted cooling upstairs, 2 x split system air-conditioners downstairs, zoned ducted heating throughout, alarm system, superior lighting, quality window furnishing, decorative cornices and stone benchtops to the kitchen and both bathrooms. Out front you will also enjoy attractive garden surrounds as well as a lock up garage with space for 2 more cars in front. The surprisingly generous and professionally landscaped rear courtyard offers a tranquil setting for outdoor entertainment or relaxation and nothing has been missed with beautiful teakwood paving and an attractive array of established plants making it the perfect place for a quiet any time getaway. Located within the zones of Mentone Girls Secondary College, Parkdale High School as well as multiple catholic schools and some of Melbourne's finest private schools. Also just a short stroll from Parkdale's beautiful beaches, Parkdale train station, Thrift Park Shopping Centre, Parkdale strip shopping and of course positioned within half a block access to both Walter Galt Reserve and Gerry Green Reserve within Parkdale's tightly held park precinct. A unique low maintenance lifestyle awaits the very lucky buyer with this stunning property. Located in a premium locale that so many Baysiders want to live in.

## 10 Cherrington Ct PARKDALE 3195

PRICE :	\$1,150,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	6
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 E 9	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 :** Enjoy a wide welcome to a prized Parkdale address with fully-renovated style, fabulous family value and a full-sized (approx 650 sqm) court-corner block! Widespread and welcoming on the corner of a highly-sought court, this super-stylish up to four bedroom, two bathroom home stretches your dollar further with a vast formal lounge, bay-windowed dining beside a stylish stainless-steel appliance kitchen, and a huge family room perfectly positioned for the kids! With state-of-the-art fully-tiled bathrooms recently renovated to the highest standard with in-floor heating, this high-quality home showcases outstanding attention-to-detail with double glazing, dual robes (one walk-in, one built-in) for the master-suite, a step-in pantry for the kitchen and massive roof-storage for an added bonus. There are even designer extras like glossy hardwood floors, the latest light-fittings and a light-catching garden-window for the kitchen! Centrally heated with reverse-cycle air-conditioning, there's a bluestone-tiled veranda out front, a handy patio behind, and an immense double-plus carport behind roll-away gates. Best of all, there's this Parkdale Secondary College Zone address within a gentle hop, skip and jump of the Primary School, a quick kick of the parks, a delicious stroll of Parkdale Plaza and 4 Cousins Market and a safe walk across the flyover to the station, shopping strip and bay! For more information about this great value family home contact Romana Altman or Louise Herterich

## 67 White St PARKDALE 3195

PRICE :	\$805,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/02/2018	ROOF :	
METHOD :	Sold After Auction	BEDROOMS :	3
SETTLEMENT DATE :	03/04/2018	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 F 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	652
PLAN NUM/REF :	LP038724	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** This classic brick veneer family home offers entry level family living in Parkdale. Stylishly updated with timber floors, new carpet & fresh paint this home offers a generous main living room, master bedroom (WIR & ensuite), further 2 bdrms (BIR), immaculate retro family bthrm, brand new central kitchen with adjacent dining space, sunken second living zone plus separate toilet and laundry. Perfect for entertaining the elevated alfresco area overlooks the sparkling inground pool & pool house/gym. This fantastic find also features ducted heating, evaporative cooling, sky lights & double carport. Walk to Parkdale Plaza, Parkdale Secondary College, Mordialloc Village & beach. For all enquiries please contact Simon Wendt 0407 040 706 or Miranda Wendt 0419 505 085 - hockingstuart Mentone.

## 22/3-17 Taylor St PARKDALE 3195

PRICE :	\$742,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 D 7	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 :**



## 2/23 Robert St PARKDALE 3195

PRICE: \$737,000  
RESERVE PRICE:  
SALE DATE: 09/02/2018  
METHOD: Sale  
SETTLEMENT DATE: 09/02/2018  
PROPERTY TYPE: Flat/Unit/Apartment (Res)  
MUNICIPALITY: Kingston  
PARISH: Mordialloc  
MAP REF: 87 E 7  
BLOCK NUMBER:  
LOT NUMBER: 2  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS415574  
YEAR BUILT:

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



COMMENTS :

## 3/9-11 Reid St PARKDALE 3195

PRICE: \$692,000  
RESERVE PRICE:  
SALE DATE: 28/04/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 G 7  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

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



COMMENTS :

## 5/384 Nepean Hwy PARKDALE 3195

PRICE: \$593,500  
RESERVE PRICE:  
SALE DATE: 10/02/2018  
METHOD: Auction Sale  
SETTLEMENT DATE: 12/04/2018  
PROPERTY TYPE: Townhouse (Res)  
MUNICIPALITY: Kingston  
PARISH: Mordialloc  
MAP REF: 87 D 9  
BLOCK NUMBER:  
LOT NUMBER: 5  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS739475  
YEAR BUILT:

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



COMMENTS : Take advantage of the beachside position, make the most of the side lane access and simply lap up the low-maintenance lifestyle on offer in popular Parkdale. Tucked away to the rear of an as-new group, this 2-BR/2-Bath townhouse is a stylish base for your busy day-to-day or a well-located investment. Ideally positioned for an easy commute or stroll to the station, plus a safe trip across the highway thanks to the pedestrian bridge, this sleek home offers first-class accessibility. Wide-board Ash floors feature through the light-filled entrance which gives way to the ground floor ensuite master boasting mirrored fitted robes and access to a rear courtyard. Upstairs, a spacious living zone offers space for both relaxing and dining, and opens out to a well-sized barbecue terrace a gourmet Smeg kitchen is perfectly located to cater for quiet nights or evenings with friends. Also on the first floor, the secondary bedroom is adjacent a gleaming bathroom, whilst split system heating/cooling, Euro laundry, auto garage with internal access and ample storage are all included. Parkdale Primary is across the road, the beach is moments away as are Southland and DFO for your retail fix coveted zoning for Mentone Girls' and Parkdale Secondary College conclude a carefree package.

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