

hockingstuart

PH: 03 9583 3246

FAX:

DATES : 01/12/2019 and 29/02/2020
PROPERTY TYPE : All Property Types
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 : BONBEACH,CARRUM
DATA SOURCE : REI and VG/Gov
RETURNED : 35

hockingstuart

Results

6 Warrawitur Ct BONBEACH 3196

PRICE :	\$1,400,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	08/01/2020	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	395
PLAN NUM/REF :	PS829754	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

46 Troy St BONBEACH 3196

PRICE :	\$1,150,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 E 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	616
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Boasting a brand-new Hamptons-inspired colour palette and accommodation that will please families at every stage, this beautiful beachside property is sure to catch the eye of demanding buyers. Offering fabulous light-filled spaces and generous leafy gardens, the home enjoys a position close to a choice of recreation and schools, and within easy reach of the station, cafes and pristine foreshore. Across its charming verandah, warm hardwood floors and high ceilings form the backdrop for your new lifestyle. Past a peaceful formal lounge, the living areas open up to reveal an expansive entertaining zone that embraces the gleaming Smeg/Bosch equipped stone kitchen. With a gas fireplace for the winter, this space also showcases bi-fold doors which can be opened to connect indoors with an alfresco deck and heated spa, perfect for summer get-togethers. A lawn for the kids and a sheltered patio for adults further enhance the appeal. The four bedrooms and two bathrooms are equally spread over both levels ensuring both privacy and accessibility, the large master suite is tucked away upstairs where it boasts a walk-thru robe and direct access to the glossy two-way bathroom. Considerable storage throughout is a real drawcard, whilst ducted heating, refrigerated cooling & plantation shutters are also offered along with a large laundry with external access plus a carport & shed/workshop. For all enquiries please contact Mark Kosch 0438 693 332 Hodges Mentone.

20 Melaleuca Dr CARRUM 3197

PRICE :	\$988,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 E 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	533
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Exuding timeless coastal charm, this beautiful 3 bedroom riverside property delivers modern family living in a quiet no through road. With a gorgeous decked front veranda overlooking tropical inspired gardens, gate access onto Launching Way and a versatile rear studio perfect for extra guests/home office and storage for the kayaks, jet skis or boat move in, relax and enjoy the lifestyle. Full of sunshine and warmth, stylish open-plan living & dining flows through to a classic provincial style gourmet kitchen with long island bench and gleaming Delonghi 5-burner gas cooker. Sliding doors extend the space onto an expansive covered entertainer's deck and large backyard with plenty of lawn for the kids and pets. All three spacious bedrooms enjoy built-in robes; sharing a contemporary bathroom with separate shower, bath and glossy floor-ceiling tiles plus, an additional powder room. Features ducted heating, evaporative cooling, a cosy open fireplace for winter, Hampton's style timber floors, Euro laundry, carport and space for the caravan or trailer behind secure gates. Perfectly positioned, walk to schools, rail, cafes & the beach.

1/23 Stanley St CARRUM 3197

PRICE :	\$945,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	31/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	252
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Fronting a boutique block of three, this brand new 3 bedroom residence beckons with its superb coastal design, soothing interior spaces and prime position in the heart of Carrum approx. 350m to the river and 600m to sea and sand. Exuding quality polished concrete floors, Caesarstone, floor-ceiling tiles, floating bathroom vanities, stacked natural stone and an emphasis on indoor-outdoor living - you'll love every aspect this stylish sanctuary delivers. Abundant in natural light, this inviting home features spacious open plan living and dining anchored by a sleek Ariston kitchen with luxurious island bench, oak cabinetry and walk-in pantry. Sliding doors extend onto your choice of outdoor zones ready for effortless entertaining across warm summer days. Upstairs, a second living area enjoys soaring ceilings, whilst tucked away is an expansive ensuited master retreat (WIR), two bedrooms (BIRs) and deluxe family bathroom. Features ducted heat/cool, split system, powder room, full laundry and double auto garage. Conveniently located to popular cafes and shopping plus with rail and foreshore revitalisation well underway your seaside lifestyle awaits.

102 Bondi Rd BONBEACH 3196

PRICE : \$940,000
RESERVE PRICE :
SALE DATE : 04/02/2020
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH :
MAP REF : 97 E 3
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 : OFFERS CLOSE 7PM WEDNESDAY - Backing onto the sports reserve, this single story, 3 bed, 2 bathroom home has potential for further improvements and massive capital growth. Sitting on a perfect block size: approx 597m2. Only 10 minute walk to the Beach, Train Station and Patterson River Golf Club. This family home offers the perfect location with privacy, space, functionality and an impressive north facing resort style pool: all secured behind high fences. Upon entry, you will find polished hardwood floors, an open plan living space incorporating the updated kitchen complete with stone benches, S/S appliances and an island bench that doubles as a breakfast bar. Outdoor living is perfect for all year round entertaining with bistro blinds, lush gardens, gazebo and your own access to the ever so big back yard home to the Bonbeach Sporting grounds. The garage has been converted to a studio/study/retreat with an added storage room. Features include: - 3 large bedrooms with BIR's and ceiling fans - 2 bathrooms - Open plan living - Kitchen with S/S appliances and island bench, plenty of storage - Gas heating and split system - Polished timber floors - Double glazed windows - Salt chlorinated pool - Lush tropical gardens Fantastic schools on your doorstep and surrounded by numerous cycling tracks and sporting grounds. Easy access to bus routes and local train station. CALL US NOW to secure an inspection or if you have any questions.

1/15 Derby Pde BONBEACH 3196

PRICE : \$918,000
RESERVE PRICE :
SALE DATE : 04/02/2020
METHOD : Private Sale
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 : 4
BATHROOMS : 2
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION : 0
SIDE DIMENSION :
LAND AREA : 332
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Low maintenance & Sophistication - This immaculate, contemporary single storey, 4 bedroom, 2 bathroom home sits in a quiet pocket of Bonbeach, taking relaxation to the next level. With superb attention to detail: Engineered Oak floors, Caesar Stone benches, Bosch appliances and plenty of storage this home offers an envious lifestyle. Entertaining all year round is made easy with a fantastic built-in Beef-Eater BBQ, all ready for plumbing to the Gas mains, newly painted timber decking and an undercover alfresco space brings the outdoors in. This home is ideal for the growing family, astute investor or a downsizer looking for that property with an effortless lifestyle, security and location. Within walking distance to award winning Bicentennial park and surrounded by numerous cycling tracks and sporting facilities. This family home is conveniently close to local primary and secondary schools, train stations, trendy cafes and stunning beaches. Other features include: - Natural lighting, neutral tones and superb fittings - Master Suite with a private ensuite and walk-in robe - 3 generously proportioned bedrooms with BIR's and shelving - Caesar Stone benches, Bosch S/S appliances and 900ml Gas cooktop - Central bathroom with freestanding tub, rainfall showerhead and separate powder room - Open plan living and dining, plus extra living zone - Engineered Oak floors - Northerly aspect entertaining deck, brand new built in BeefEater BBQ and low maintenance gardens - Euro style laundry and plenty storage - Ducted heating and cooling throughout - Double lock up garage - Glowing bollard lights brighten up the exposed aggregate concrete driveway, durable for Melbourne's harsh climate - Only 2 on the block. No Body Corp DON'T MISS OUT, enjoy Bayside living with no stress. Contact us now for further information regarding this wonderful home.

20 Westley St CARRUM 3197

PRICE: \$917,500
RESERVE PRICE:
SALE DATE: 29/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 97 E 6
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 :

10/6-8 Stephens St CARRUM 3197

PRICE: \$910,000
RESERVE PRICE:
SALE DATE: 04/12/2019
METHOD: Sold Before Auction
SETTLEMENT DATE: 14/01/2020
PROPERTY TYPE: Apartment
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF: 97 C 7
BLOCK NUMBER:
LOT NUMBER: 10
CROWN ALLOTMENT:
PLAN NUM/REF: PS441583
YEAR BUILT:

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



COMMENTS : Located opposite the beach and boasting picture perfect waterfront vistas, this immaculate 3 bedroom, 2 bathroom residence promises to be the coastal sanctuary you've been waiting for. Perched on the top floor and quality built by Lowe, this superb apartment enjoys sun infused open plan living set against the commanding backdrop of Port Phillip Bay. Large expanses of glass with sliding doors perfectly frame the breath-taking water views, which linger beyond your huge entertainers' terrace the perfect spot to soak up the sun and enjoy afternoon drinks with friends. The well-appointed central kitchen will impress, fitted with stainless steel appliances and granite breakfast bench. Peacefully positioned, the spacious main bedroom offers a luxe ensuite and wall of built-in robes, while the remaining bedrooms (1-BIR) share a dual access family bathroom and separate powder room. Features split system heating and cooling, intercom, granite benchtops, fresh paint throughout, single auto garage and carport behind secure auto gates. Nestled between the beach and Carrum Village this low-maintenance retreat will meet your every lifestyle need.

3 Karadoc Ct BONBEACH 3196

PRICE: \$908,000
RESERVE PRICE:
SALE DATE: 17/12/2019
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 97 D 5
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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

COMMENTS :

2/11 Alleyne Av BONBEACH 3196

PRICE:	\$861,000	RECORDED:	
RESERVE PRICE:		WALLS:	Weatherboard
SALE DATE:	14/12/2019	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:	14/02/2020	BATHROOMS:	2
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 E 3	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	2	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	250
PLAN NUM/REF:	PS636101	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

15a Crown Rd BONBEACH 3196

PRICE:	\$850,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	14/01/2020	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	97 E 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 : Hidden down a long private driveway, you'll love every inch of this contemporary freestanding single level sanctuary. With just two on the block and a coveted rear position, this 3 bedroom + study home will have you feeling positively spoilt with engineered timber floors, sleek stone benchtops, gas log fire, underfloor heating to both bathrooms and no body corporate. Bathed in northern sunshine, stylish open plan living and dining extends onto a decked alfresco entertaining zone and garden courtyard framed by leafy ornamental pear trees. Ready to cook up a storm, the gourmet kitchen is fitted with a stone waterfall island bench, stainless steel Bosch/Westinghouse appliances and fantastic cupboard space. Inviting relaxation is a superb ensuited main bedroom (WIR), two bedrooms with custom fitted built-in robes and luxurious family bathroom. Features ducted heating/cooling, ceiling fans, dedicated laundry, an oversized single auto garage (internal entry, storage) and ample off-street parking behind secure gates. With the beach, cafes and rail a 10-min walk (approx.) away plus, the river, schools and sports reserves close by easy living awaits.

68 Bondi Rd BONBEACH 3196

PRICE:	\$850,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	11/12/2019	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	17/01/2020	BATHROOMS:	
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 E 4	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	54	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	573
PLAN NUM/REF:	LP011742	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

27 Riversdale Av CARRUM 3197

PRICE :	\$832,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	10/02/2020	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 E 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	661
PLAN NUM/REF :	LP009794	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

4/635 Nepean Hwy CARRUM 3197

PRICE :	\$805,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 C 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 : Situated in an exclusive and secure complex just metres from Carrum's pristine foreshore, Beach front living is now within your reach and budget. Cleverly designed to take full advantage of this stunning location, the open plan layout boasts incredible water views from the Kitchen, Living and Dining areas. There are 3 generous bedrooms with semi en-suite access from the Master. The beautifully appointed Kitchen and Bathrooms ensure the needs of the whole family are well catered for. There are 2 private courtyards the larger of which is perfect for outdoor entertaining. The property also features a secure basement carpark with 2 car spaces and storage cage. For the astute investor this home offers a potential rental return of \$500 approx per week, or alternatively, would be a perfect airbnb opportunity. With the transformation of Carrum Village nearing completion, strong future capital growth is guaranteed. Whether you've been looking for your first home in the heart of everything Carrum has to offer, downsizing to better lifestyle or searching for your next investment, look no further than this amazing beach front opportunity. Your sea change starts now!

1/6-8 Shenfield Av BONBEACH 3196

PRICE :	\$761,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	4
SETTLEMENT DATE :	05/02/2020	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 B 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP001951	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

53 Emma St CARRUM 3197

PRICE:	\$750,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	11/12/2019	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	3
SETTLEMENT DATE:	20/01/2020	BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 F 9	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	6	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	527
PLAN NUM/REF:	LP204134	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



COMMENTS: Situated in a blissfully quiet pocket, this single level 3 bedroom home offers a perfect step for young families, whilst downsizers and investors will also see the attraction. Inside, you'll discover generous open plan living, dining and an immaculate timber kitchen appointed with stainless steel appliances and fantastic cupboard space. Quietly tucked to the rear, all three great-sized bedrooms enjoy built-in wardrobes and share a gleaming bathroom (dual access from main bedroom) with separate w/c. Outside, get ready to entertain family and friends this summer while watching the kids splash, play and swim in the sparkling in-ground pool. Comfortable with gas heating, evaporative cooling, full laundry, low-maintenance gardens and double lock up garage. Conveniently located for easy living, walk to Carrum Primary School and Patterson River College, Roy Dore Reserve, Carrum Village, rail and one of the best beaches along the bay.

31 Melaleuca Dr CARRUM 3197

PRICE:	\$740,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	12/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	0
PARISH:		STOREYS:	
MAP REF:	97 E 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:

21 Derby Pde BONBEACH 3196

PRICE:	\$701,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	14/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:	24/01/2020	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	4
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 E 2	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	0
LOT NUMBER:	3	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	232
PLAN NUM/REF:	PS418077	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



COMMENTS: OPENS CANCELLED - PROPERTY SOLD. Modern and spacious family Home - This beautifully maintained single level 3 bed home is perfectly positioned in the heart of Bonbeach. No Body-Corp and a very low maintenance block size. Secure and private and surrounded by walking and cycling tracks and the award winning Bicentennial Park where, fantastic schools, beaches and local shops are a stone's throw and the train station only a 5 minute walk. Very spacious and light-filled, the modern open kitchen boasts new S/S appliances, breakfast bar for 3, ample bench and cupboard space. All three carpeted bedrooms include built-in robes and share a walk through modern bathroom. A private and sunny courtyard with decking, perfect entertaining space for summer living. Other features include: 3 bedrooms with BIR's Family bathroom with separate powder room GDH and split system cooling S/S appliances, dishwasher and plenty of cupboards Ample storage SLUG plus extra car space This affordable home will suit first home buyers, downsizers and astute investors looking to take advantage of the capital growth in the Bayside suburbs and all that Bonbeach has to offer. DON'T MISS OUT, BUY NOW and enjoy Bayside living this SUMMER

2/27 Stanley St CARRUM 3197

PRICE: \$660,000
RESERVE PRICE:
SALE DATE: 21/12/2019
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Single)
MUNICIPALITY: Kingston
PARISH:
MAP REF:
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: Crisp, modern and superbly located, this irresistible 2 bedroom 2 bathroom residence offers a rare single level riverside lifestyle opportunity in the heart of Carrum. Spacious, sunlit contemporary open-plan living will impress with polished timber flooring flowing underfoot and sliding doors extending the space onto a sensational Merbau timber deck surrounded by beautiful landscaped gardens. The gleaming stone kitchen will delight the home chef with its stylish island bench, glass splash back and Blanco appliances. Tucked away is a sparkling two-way spa bathroom, spacious bedroom (BIR) and peaceful en suited main bedroom (WIR) with private deck access. Features include ducted heating, split system a/c, Euro laundry, garden shed, instant gas hot water, water tank and secure auto single carport. Located a leisurely stroll to the beach, buses and cafes plus, moments to Patterson Lakes shopping precinct and freeway access. Set within a well-maintained block of three and with rail and foreshore revitalisation due for completion in early 2020 - don't miss your chance to secure a single level property of this calibre where effortless living is assured.

2/10 Tonbridge St CARRUM 3197

PRICE: \$642,000
RESERVE PRICE:
SALE DATE: 22/01/2020
METHOD: Sale
SETTLEMENT DATE: 06/02/2020
PROPERTY TYPE: Flat/Unit/Apartment (Res)
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF: 97 D 8
BLOCK NUMBER:
LOT NUMBER: 2
CROWN ALLOTMENT:
PLAN NUM/REF: PS815301
YEAR BUILT:

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

COMMENTS:

4/647 Nepean Hwy CARRUM 3197

PRICE: \$630,000
RESERVE PRICE:
SALE DATE: 16/12/2019
METHOD: Sale
SETTLEMENT DATE: 03/02/2020
PROPERTY TYPE: House - Attached House N.E.C.
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF: 97 C 8
BLOCK NUMBER:
LOT NUMBER: 4
CROWN ALLOTMENT:
PLAN NUM/REF: PS433094
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 2
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 1,610
FURNISHED:
OWNER OCCUPIED: Yes

COMMENTS:

2/523-525 Station St CARRUM 3197

PRICE :	\$615,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/01/2020	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	24/01/2020	BATHROOMS :	
PROPERTY TYPE :	House - Attached House N.E.C.	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 D 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	122
PLAN NUM/REF :	PS606972	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

1/14 Broadway BONBEACH 3196

PRICE :	\$612,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 C 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 : First home buyers and investors this is the perfect location in the heart of Bonbeach. Located less than 500 metres to the sand, rail and shops this fully renovated 2 bedroom unit is ready to invest or to move in. First home buyers what an amazing opportunity to get a foot into this market in a a superb location. With a large rear private courtyard and also a front enclosed courtyard you can entertain and relax. Featuring- Two great sized bedrooms both with built in robes- Large living area- Oversized laundry/ bathroom- Renovated brand new stunning kitchen- Stunning floorboards- Privacy and total block out blinds- Single car remote garage- Walking distance to local schools, cafes and stunning beaches

3/6 York St BONBEACH 3196

PRICE :	\$574,950	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	15/01/2020	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP000593	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

8/466 Station St BONBEACH 3196

PRICE: \$542,000
RESERVE PRICE:
SALE DATE: 04/12/2019
METHOD: Sale
SETTLEMENT DATE: 20/01/2020
PROPERTY TYPE: Strata Unit/Flat
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF: 97 C 6
BLOCK NUMBER:
LOT NUMBER: 8
CROWN ALLOTMENT:
PLAN NUM/REF: PS446983
YEAR BUILT:

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



COMMENTS :

24/97 Broadway BONBEACH 3196

PRICE: \$538,000
RESERVE PRICE:
SALE DATE: 20/02/2020
METHOD: Sold Before Auction
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Kingston
PARISH:
MAP REF: 97 E 2
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 : Bring your star power to this Broadway original! Truly a hidden talent in a quiet court position, this two bedroom single-level home is wonderfully well-presented today with sensational star potential for tomorrow. Get comfortable, settle in and take in an airy open plan with a classic kitchen and tiled meals area centre-stage. Optioned up with a big bright bathroom with separate WC and inviting extras including gas-heating, built-in robes and secure garage, this outstanding home puts the spotlight on relaxed single-level living for first home buyers, young families and down-sizers. Alternatively, get in tune with the renovation boom and add a creative flourish to capitalise great spaces inside and out. With a fully-fenced rear garden for kids and pets to play securely, and vast expanses of lawned communal grounds to put more outdoor fun on view, there's plenty of star potential to enjoy here. Set amongst open-space and groomed parklands, with the playgrounds and spots of Bicentennial Park within a walk and the azure waters of the Bay, shopping strips and stations in easy reach, this on-Broadway unit has the potential to be a real Superstar!

8/97 Broadway BONBEACH 3196

PRICE: \$530,000
RESERVE PRICE:
SALE DATE: 03/12/2019
METHOD: Sale
SETTLEMENT DATE: 08/01/2020
PROPERTY TYPE: Strata Unit/Flat
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF: 97 E 2
BLOCK NUMBER:
LOT NUMBER: 8
CROWN ALLOTMENT:
PLAN NUM/REF: SP022737
YEAR BUILT:

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

COMMENTS :

2/14-16 Melaleuca Dr CARRUM 3197

PRICE :	\$511,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	17/02/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 E 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS301791	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Superbly positioned in a quiet cul-de-sac, this smart single level 2-bedroom residence offers exceptional low-maintenance living within a secure boutique complex; complete with direct access to Launching Way and the river. Enjoying the warmth of timber floors and privacy of tinted windows, light filled open plan living flows through to a contemporary kitchen fitted with Blanco stainless steel appliances and stone benchtops. Sharing a modern central bathroom (laundry facilities), both softly carpeted bedrooms feature built-in robes; one with fabulous French doors opening directly onto a sun soaked private alfresco courtyard. Comfortably appointed with split system heating and cooling, intercom entry, beautifully maintained landscaped gardens and single carport behind secure auto gates. With rail and foreshore revitalisation underway plus shopping and cafes within a casual stroll, not to mention Roy Dore Reserve, river trails and glorious stretches of beach at your fingertips this stylish well located home will appeal to owner-occupiers and investors alike.

7/519 Nepean Hwy BONBEACH 3196

PRICE :	\$500,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	17/01/2020	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	36	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP008380	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

1/8 Whatley St CARRUM 3197

PRICE :	\$498,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	06/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	7
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	230
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

1/28 Whatley St CARRUM 3197

PRICE : \$495,000
RESERVE PRICE :
SALE DATE : 06/12/2019
METHOD : Sold Before Auction
SETTLEMENT DATE : 20/12/2019
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 97 E 9
BLOCK NUMBER :
LOT NUMBER : 1
CROWN ALLOTMENT :
PLAN NUM/REF : PS603755
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 : Yes



COMMENTS : Fronting an immaculate group of four, this tastefully updated 2 bedroom single level residence delivers a wonderful first home opportunity or smart investment; located in an established leafy pocket moments from walking trails and the beach. With the warmth of original timber floors, the appeal of a large courtyard plus the bus within footsteps - you'll delight in the easy low-maintenance lifestyle on offer. Flooded with natural light, sunny open plan living and dining is overlooked by a gleaming modern kitchen well-appointed with quality stainless steel appliances. Both bedrooms enjoy floor-ceiling built-in robes, serviced by a stylish bathroom and separate w/c. Outdoors, the spacious private courtyard garden is perfect for alfresco entertaining with family and friends. Appointed with split system heating/cooling, full laundry, garden shed, Samsung smart door lock and car space. Perfectly positioned within walking distance to Roy Dore Reserve, schools, cafes, rail (under revitalisation) and beautiful stretches of pristine coastline.

6/533-535 Nepean Hwy BONBEACH 3196

PRICE : \$490,000
RESERVE PRICE :
SALE DATE : 18/12/2019
METHOD : Private Sale
SETTLEMENT DATE : 21/02/2020
PROPERTY TYPE : Apartment
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 97 C 4
BLOCK NUMBER :
LOT NUMBER : 6
CROWN ALLOTMENT :
PLAN NUM/REF : PS605009
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 : Lifestyles dont get much better than this! Metres to pristine sands, steps to a good coffee and offering a low maintenance setting dedicated to relaxation, this ground floor apartment is the definition of easy living. Set in a boutique block, the stylish home is tucked towards the rear enjoying the peace and privacy we all crave. Once inside, this is the ideal hideaway! Featuring an open plan living and dining zone that extends to a contemporary well-equipped kitchen, the home boasts not one but two alfresco areas. Perfect for entertaining, the larger space spills to a riverbed style garden whilst accessed from the two double bedrooms, the second deck provides a perfect space for coffee or something stronger outdoors. A smart full bathroom services the home, whilst rounding off the package are robes in each bedroom, Euro laundry, split system heating/cooling, secure intercom entry plus basement parking & storage with lift access. Hop on the train during the week and unwind by the beach during your precious downtime!

3/25 Eel Race Rd CARRUM 3197

PRICE : \$487,500
RESERVE PRICE :
SALE DATE : 15/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 97 E 9
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 : Positioned only moments walk to the beautiful white sands of Carrum beach sits this stylish townhouse offering the perfect low maintenance lifestyle. Filled with plenty of natural light the home is warm and inviting providing a large open plan living room, well equipped kitchen with stainless steel appliances and dishwasher which looks out to your private and secure courtyard which is surrounded by established gardens and the ideal entertaining area. The home features 2 generous bedrooms (BIR's), central bathroom, separate laundry plus single lock up garage. In a group of 4 this contemporary townhouse is set behind a secure automatic gate walking distance to shops, train, cafes, schools and the beach.

5/33 Broadway BONBEACH 3196

PRICE : \$455,000
RESERVE PRICE :
SALE DATE : 23/12/2019
METHOD : Private Sale
SETTLEMENT DATE : 05/02/2020
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF :
BLOCK NUMBER :
LOT NUMBER : 5
CROWN ALLOTMENT :
PLAN NUM/REF : RP010070
YEAR BUILT :

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



COMMENTS : This light filled, stand alone well-presented 2-bedroom unit is a great opportunity to enter the real estate market or secure a fantastic investment property in the magnificent suburb of Bonbeach. This property ticks the boxes for location, within walking distance to the train station, beach, cafés, parks and a short trip to the shops. Featuring:- Carport- Private rear yard- Spacious main bedroom- Split system heating and cooling- Built in robes in both bedrooms- Good sized kitchen/meals area- Hardwood timber flooring All that's left to do is wait for summer to roll in and enjoy the sensational lifestyle that Bonbeach has to offer. This property is a must see for any active buyer, opportunities like this are few and far between. We look forward to seeing you at our next open home!

6/33 Broadway BONBEACH 3196

PRICE : \$455,000
RESERVE PRICE :
SALE DATE : 13/12/2019
METHOD : Sale
SETTLEMENT DATE : 25/02/2020
PROPERTY TYPE : Strata Unit/Flat
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 97 D 3
BLOCK NUMBER :
LOT NUMBER : 6
CROWN ALLOTMENT :
PLAN NUM/REF : RP010070
YEAR BUILT :

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

COMMENTS :

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