

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 : EDITHVALE,CHELSEA
DATA SOURCE : REI and VG/Gov
RETURNED : 55

hockingstuart

Results

2/2 Chadwell La CHELSEA 3196

PRICE :	\$2,040,000	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 :	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 : With premier beachfront position set on 355m2 approx, direct beach access and spectacular uninterrupted coastal views all the way to the Peninsula; this classic light-filled 4-bed, 2-bath family entertainer provides a relaxed lifestyle metres to the water. With expansive glass windows framing sweeping water vistas as your daily backdrop across two generous levels, enjoy open-plan living and dining, large contemporary Miele appointed kitchen, private beach access from the front garden, undercover patio, built in BBQ area and outdoor shower to rinse off the sand after a leisurely morning swim. Retreat upstairs to a stylish second living space with wet bar, cosy gas fireplace and exceptional full-length undercover balcony, 2-bedrooms (1-BIR) including a stylish master overlooking the water and complete with walk through robe to a dual access family spa bathroom. Downstairs are two further bedrooms (BIRs) and large family bathroom with laundry zone. Features split systems, under stair storage and single auto garage with OSP. Situated in a premium beachside pocket just a short walk to Chelsea Village, cafes, schools and the train.

2 Newington Pde CHELSEA 3196

PRICE :	\$1,431,000	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 :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 B 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 : Set on a prime 702m2 approx. corner block with excellent laneway access and located in the heart of Chelsea, this character-filled quintessential circa 1920s beach cottage is well-positioned steps to the water's edge, pristine stretches of sand and iconic beach boxes. Filled with all the charm of a by-gone era including high ceilings, open fire place and original baltic pine floorboards; admire the good bones and revive with an exquisite renovation, maximise the block and build your perfect dream home or redevelop with luxury townhouses (STCA). Featuring a sun-filled kitchen overlooking the deep back garden, front living room (gas heater), three large bedrooms and simple bathroom plus big shed and bore water with pump. Situated just a 2-minute walk to Chelsea Village cafes, restaurants and train plus an easy stroll to schools.

60 Embankment Gr CHELSEA 3196

PRICE : \$1,375,000
 RESERVE PRICE :
 SALE DATE : 18/04/2018
 METHOD : Sold Before Auction
 SETTLEMENT DATE :
 PROPERTY TYPE : House (Res)
 MUNICIPALITY : Kingston
 PARISH :
 MAP REF : 93 C 12
 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 : More than just a stylish family homemore than just grand landthis is a spectacular family opportunity with lifestyle for today and upside for tomorrow! Comprising a prestige Porter Davis home, four-car garaging (over two double garages), endless off-street parking and two crossovers to vast lawned gardens, this approx 1007sqm estate offers family living (with room for pool and play) and future-forward possibilities (with scope for extended family living or development). Live an indoor-outdoor life in this substantial four bedroom, two bathroom home and enjoy a well-zoned floorplan featuring a private master-domain with retreat, a rear kids' wing and formal and family living zones all wrapped by fan-cooled al fresco areas (even the master-ensuite has deck-access!). Sleekly styled with mirror splashbacks for the stone benchtop and Blanco appliance kitchen and designer fittings for the stylish bathrooms, this centrally heated and cooled home has all the family extras including ceiling fans for every room, robes for each bedroom (and a walk-in for the master), and solar hot-water and a 2100L tank for environmental efficiency. Enjoy prestige living and an outdoor life, reap the rewards of these great outdoors with an additional rear home or two, or consider re-thinking this vast block with multiple new homes (subject to Council Approval). Whatever the plan, with the bay at the end of the street, the station and shops within a walk and good schools and parklands all around, this unique family estate is the real estate opportunity of a lifetime! ALL ENQUIRES MUST INCLUDE A CONTACT NUMBER.

102 Berry Av EDITHVALE 3196

PRICE : \$1,356,000
 RESERVE PRICE :
 SALE DATE : 05/05/2018
 METHOD : Auction Sale
 SETTLEMENT DATE :
 PROPERTY TYPE : House (Res)
 MUNICIPALITY : Kingston
 PARISH :
 MAP REF : 93 C 10
 BLOCK NUMBER :
 LOT NUMBER :
 CROWN ALLOTMENT :
 PLAN NUM/REF :
 YEAR BUILT :

RECORDED :
 WALLS : Other
 ROOF :
 BEDROOMS : 5
 BATHROOMS : 2
 ROOMS :
 CARPARKS : 1
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION : 0
 SIDE DIMENSION :
 LAND AREA : 900
 FURNISHED : No
 OWNER OCCUPIED : No



COMMENTS : With plans and permits approved for 3 luxury townhouses this property is a developers dream. Situated on a huge 900sqm block in the tightly-held Berry Avenue, this property is a great investment to renovate, develop or turn into your own! Potential sale prices upon completion: Townhouse 1: - Size: 23 squares approx - Potential sale price: \$1,050,000 - \$1,100,000 - 6.1 star energy rating - Features: 3 bedrooms, 2 bathrooms (1 ensuite), 1 powder room, 2 living areas, study, undercover alfresco & lock up garage. Townhouse 2: - Size: 23 squares approx - Potential sale price: \$980,000 - \$1,020,000 - 6 star energy rating - Features: 3 bedrooms, 2 bathrooms(1 ensuite), 1 powder room, 1 living area, study, undercover alfresco & double lock up garage Unit 3: - Size: 20 squares approx - Potential sale price: \$875,000 - \$ 925,000 - 6.1 star energy rating - Features: 3 bedrooms, 2 bathrooms, 1 living area, undercover alfresco & double lock up garage The existing property features 5 bedrooms, 2 bathrooms and 2 car spaces. Carpeted living area leading into an open plan kitchen and dining area with access directly through to large backyard. Single lock up garage with extra car space in front. Situated close to schools, parks, shops and Edithvale Station & beach, this opportunity is not to be missed! - PHOTO I.D IS REQUIRED AT ALL OPEN FOR INSPECTIONS -

18 Bristol Av EDITHVALE 3196

PRICE : \$1,310,000
RESERVE PRICE :
SALE DATE : 24/03/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 A 11
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 :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Amazing opportunity to purchase 2 doors from the white sands of Edithvale beach, location is key! Offering the lucky buyer fantastic potential to develop (STCA), renovate or extend to capitalise on the bay views. The existing single level house enjoys water glimpses from the lounge, sunroom and study. The main property also comprises 2 bedrooms, separate kitchen/meals area with gas cooking and dishwasher and ducted heating and cooling throughout. In addition, there is a separate bungalow with large bedroom and ensuite, with a double garage at the rear of the block. Inspect as advertised or by appointment.

14 Barnes Gr CHELSEA 3196

PRICE : \$1,275,000
RESERVE PRICE :
SALE DATE : 21/03/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 A 12
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 2
ROOMS : 5
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : This alluring double storey residence offers a delightful family haven with plenty of scope for further enhancement. Brilliantly positioned, offering the ultimate in beachside living, with the sand and shores of magnificent Chelsea beach only steps away, not to mention only a short stroll to the hub of the main shopping strip, restaurants, cafes and station. Instantly appealing you are welcomed by a spacious lounge and dining room with a free flowing floor plan linking effortlessly to the large kitchen and meals zone with an abundance of bench and cupboard space. Adjacent is a family room with sliding doors opening to a outdoor covered entertainment deck that overlooks the private, established backyard. Upstairs are the four bedrooms with the generous master suite boasting a walk in robe and full ensuite, while the three remaining bedrooms are served by a main family bathroom and a separate toilet. Well appointed by gas heating, evaporative cooling, ducted vacuum, garden shed and a single enclosed carport.

1/307 Nepean Hwy EDITHVALE 3196

PRICE :	\$1,210,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :	24/04/2018	BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	8
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 A 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	583
PLAN NUM/REF :	PS730904	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Quietly positioned approx.190m to the breath-taking beauty of Edithvale beach, this 4-bedroom luxury residence spanning three levels offers your own private beachside paradise of sun, sand and gentle sea breezes. Incredibly well-designed and spread across an exceptional floorplan; enjoy natural light, high ceilings and beautiful quality finishes throughout. Ground-level boasts a stylish bedroom (BIR), stunning Siemens gourmet kitchen plus expansive open-plan living and dining extending seamlessly out to multiple entertaining zones complete with travertine pavers, outdoor kitchen and delightful outdoor shower. Downstairs offers a versatile cinema room (office/5th bedroom) plus internal access to large secure basement parking for two cars. The upper-level offers an additional living zone, private balcony, en-suited master retreat and two further bedrooms (BIRs) service by a sleek family bathroom. Includes spotted gum timber flooring, stone bench tops, double-glazed windows, ducted heating, refrigerated cooling, d/stairs powder room, video intercom & keyless entry. Superbly located approx. 500m to Edithvale Village. Stroll to cafes, restaurants, train & school.

6 Rae Av EDITHVALE 3196

PRICE :	\$1,203,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/04/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	92 K 9	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 :

6a Berry Av EDITHVALE 3196

PRICE :	\$1,185,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :	11/05/2018	BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	378
PLAN NUM/REF :	PS804505	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Located approximately 500 meters away from the stunning Edithvale Beach is this 35 square (approx.) near new townhouse. Completed at the end of 2017 there is an abundance of living space as well as a healthy 378m² (approx) of land. With upgrades throughout including security system with CCTV, features of your new home include: * 4 bedrooms, the master with full en-suite and fully fitted walk in robe, bedrooms 2 & 3 offer full en-suits, (bed 2 with free standing bath) and built in robes, bedroom 4 can be used as a study option if needed as it includes data points for the home office * Front sitting room is North facing and captures the natural light beautifully * Fully appointed kitchen which includes 750ml gas cook top, 600ml electric oven, stone waterfall bench tops, full butlers pantry, dishwasher, breakfast bar and pendant lights * Open plan informal lounge and dining room gives access to the large rear yard, (enough space for a pool) and the entertaining deck, this is the hub of the home * Upstairs rumpus room, the perfect spot for a home cinema or kids play area * Daikin split system heating and air conditioning to each room * Tasmanian oak timber flooring and high end wool blend carpets * Single lock up garage with remote control and internal access to home. Extra car space behind electric front gates * Separate laundry with outdoor access and storage * Quality window furnishings in every room * Double glazed windows and doors Upon entry you will be blown away by the space and the way the natural light of this magnificent home has been captured by the builder - inspection is an absolute must, you will not be disappointed! Call today to arrange you private viewing or inspect through one of scheduled opens.

32a Berry Av EDITHVALE 3196

PRICE :	\$1,157,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Townhouse (Res)	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 :

63 Catherine Av CHELSEA 3196

PRICE :	\$1,135,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	08/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :	97 D 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 :

16 Munro Av EDITHVALE 3196

PRICE :	\$1,120,000	RECORDED :	
RESERVE PRICE :		WALLS :	HardiPlank
SALE DATE :	07/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	93 B 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	784
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Land of this size, in this position and with side lane access is becoming increasingly harder to find. Whilst the current house on this block is of a good size and features two separate living areas, three bedrooms and a central kitchen - it really is all about the land. Approximately 784sqm in size, with a frontage of over 16 metres plus with side lane access - all details that make this a very sought after opportunity. Whether you are looking for a new home site or a development opportunity (STCA) or just want to land bank, then this property must be looked at. Being only minutes walk to the beach, station and shops puts this central Edithvale property smack bang in the middle of everything. What are you waiting for!

253 Station St EDITHVALE 3196

PRICE :	\$1,100,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	93 A 10	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 : Off Market

26 Northcliffe Rd EDITHVALE 3196

PRICE :	\$1,092,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/04/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	3
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 : Offered for the first time in over 40 years, this much loved family home is now awaiting a new family to enjoy it as much as the current ones have. Perfectly located in a highly sought after pocket of Edithvale, within an earshot of all that this magnificent area has to offer. Choice of schools, public transport, shops, golf courses and arguably the best beaches in Port Philip Bay. Featuring:- 737m2 of prime real estate• 3 spacious bedrooms all with BIRs• Open, light and bright kitchen with walk-in pantry• Large, open main bathroom with bath tub and also a second toilet and shower located off the laundry• 2 living spaces• Spacious covered outdoor entertaining deck, perfect for all year round• Secure double garage with workshop, and space for an extra 3 off street car parks• Plenty of yard space for the kids to enjoy The ideal family home awaits.... Contact Peter Gourdouros on 0428 234 155 or Ruben Gueli on 0419 383 615 to find out more!

38 Vincent St EDITHVALE 3196

PRICE : \$1,085,000
RESERVE PRICE :
SALE DATE : 24/03/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 A 10
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS : Brick Veneer
ROOF :
BEDROOMS : 4
BATHROOMS : 2
ROOMS :
CARPARKS : 3
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 757
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : This comfortable and classic 4 bedroom cream brick house sits on land of 757m2 (approx) in res zone 2 in an enviable location. This is a perfect multi unit opportunity here in a such a good location only minutes to the beautiful Edithvale beach, train station, childcare, schools and numerous sporting clubs. The existing home could be an easy renovation project which currently offers, 4 bedrooms, 2 bathrooms, a rear sunroom/study, an open plan lounge/dining/Kitchen. polished floorboards, ducted heating and evaporative cooling, large yards to front and rear and a tandem garage behind a sliding front gate. This is why Edithvale prices have soared in recent times, so developers should think of the resale values here in this prized position so close to the beach and station in a quiet no through road . It has just been vacated and was collecting \$500 per week in rent so factor in this return whilst you organise your plans and permits. This really is a fantastic opportunity so don't miss out! ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

16 Edithvale Rd EDITHVALE 3196

PRICE : \$1,065,000
RESERVE PRICE :
SALE DATE : 20/04/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 A 9
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : Set behind a private high fence, this beautifully maintained endearing family residence on a prime 727m2 approx. with huge rear yard offers endless possibilities for a contemporary renovation, subdivision, new dream home or redevelopment (STCA). Positioned in the heart of Edithvale, enjoy the convenience and fantastic lifestyle choices at your fingertips with the beach, train, school and cafes all within a short stroll! Comprising of a delightful spacious living room, adjoining immaculate kitchen with generous meals area; tucked away down the long central hallway are three decent-sized bedrooms (BIRs), second living/sunroom (potential 4th bedroom), long study/home office plus neat and tidy bathroom with updated vanity plus separate bath and shower. Features incl. brand new roof, Braemar wall heater, a/c, over-sized carport for three vehicles and huge back yard complete with multiple sheds. With so much flexibility and potential, don't miss this rare opportunity in such a prime locale - on offer the first time in over 30 years!

60 Berry Av EDITHVALE 3196

PRICE : \$1,050,000
 RESERVE PRICE :
 SALE DATE : 16/04/2018
 METHOD : Private 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 : 2
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No
 OWNER OCCUPIED : No



COMMENTS : Superbly designed for effortless living, this luxury two-storey residence offers exceptional lifestyle appeal moments to Edithvale Village and the beach. Downstairs, spacious open-plan living and an outstanding gourmet kitchen equipped with sleek custom cabinetry, Smeg pyrolytic double oven, 5-burner gas cook top and Miele d/washer exude modern style; add in seamless indoor-outdoor connections onto a choice of alfresco zones - entertaining is a breeze! Completing this stylish lower level is a gorgeous master bedroom featuring walk through robe, luxe en-suite and sliding doors onto the private garden, discreet Euro laundry and powder room. Upstairs is the perfect kids retreat with a large additional living space plus study zone; two generous bedrooms (BIRs, one with walk in robe) and exquisite bathroom with freestanding bath, separate shower & double vanity. Beautifully appointed with polished Tasmanian Oak floorboards, Caesarstone benchtops, surround sound, zoned heating/cooling, keypad/keycard entry, online security system, double auto garage (internal entry) & landscaped gardens. Walk to shops, cafes, schools, train and the beach.

17 Bridges Av EDITHVALE 3196

PRICE : \$1,025,000
 RESERVE PRICE :
 SALE DATE : 06/03/2018
 METHOD : Sale
 SETTLEMENT DATE :
 PROPERTY TYPE : House (Res)
 MUNICIPALITY : Kingston
 PARISH : Lyndhurst
 MAP REF : 93 C 10
 BLOCK NUMBER :
 LOT NUMBER : 342
 CROWN ALLOTMENT :
 PLAN NUM/REF : LP006832
 YEAR BUILT :

RECORDED :
 WALLS :
 ROOF :
 BEDROOMS : 3
 BATHROOMS :
 ROOMS :
 CARPARKS :
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA : 697
 FURNISHED :
 OWNER OCCUPIED : No



COMMENTS :

2/70 Rae Av EDITHVALE 3196

PRICE : \$1,000,000
 RESERVE PRICE :
 SALE DATE : 08/05/2018
 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 : 3
 BATHROOMS : 2
 ROOMS : 4
 CARPARKS : 2
 STOREYS :
 BUILD AREA :
 FRONT DIMENSION :
 SIDE DIMENSION :
 LAND AREA :
 FURNISHED : No
 OWNER OCCUPIED : No



COMMENTS : Escape the daily grind and head home to this stunning brand new 3-bedroom double story home, just moments to beautiful Edithvale beach, schools, shops and station. Tucked away at the rear of just two, this beautifully presented home boasts a 6 Star energy rating and has been finished to the highest standard throughout. It features fabulous light-filled spaces both inside and out - upon entry, warm hardwood floors flow seamlessly to the sundrenched rear living and dining zone plus gourmet chef's kitchen with luxe stone bench tops and quality stainless steel appliances. A ground floor bedroom and stylish adjacent bathroom create the perfect guest accommodation, or even an alternative downstairs master if desired. Upstairs are two more queen-sized bedrooms, including the elegant master domain complete with oversized dressing room and sparkling ensuite, plus a spacious lounge area and powder room. Awash with premium fittings and fixtures, the home also includes double glazing, large laundry with convenient rear access, ample under-stair storage or possible study nook, ducted heating, air-conditioning, water tank, double auto garage and landscaped outdoor spaces with fabulous decked alfresco dining area. Brand new and ready to move into, this is a wonderful opportunity in a truly golden location.

11 Berry Av EDITHVALE 3196

PRICE :	\$942,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	93 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	482
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Full of character with stylish modern touches, this charming family home has been fully renovated to the highest standard and is only a short stroll to the beautiful Edithvale beach! - Upon entry you will be welcomed into the spacious formal lounge room, complete with a beautiful ornate fireplace and high ceilings with detailed cornices. - Light-filled kitchen with stone benchtops, Smeg stainless-steel appliances, dishwasher and double sink, opening out to the split-level dining area/second living area. - Fully-renovated main bathroom with euro-laundry, floor-to-ceiling tiles, floating vanity and plenty of storage space. - Three spacious bedrooms; master with split-system and built-in wardrobes. - Large undercover entertaining area and spacious backyard, complete with landscaped gardens. - The property is complete with hardwood floors, ducted heating throughout, plus a single lock-up garage and space for an extra car. Take advantage of this rare opportunity in the heart of Edithvale; only minutes to Edithvale Station, shops, schools & the beach! Perfect for a family, professional couple or savvy investor looking for a great addition to their portfolio. * PHOTO I.D IS REQUIRED AT ALL OPEN FOR INSPECTIONS *

20b Vincent St EDITHVALE 3196

PRICE :	\$885,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	09/05/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS801522	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Come home to this stylish new property; with a striking glazed-brick facade, functional floorplan, private entertaining courtyard and two separate living areas - enjoy easy, low-maintenance living! Conveniently situated amongst all that Edithvale has to offer; walk to the station, shops, schools and the beautiful Edithvale beach. Features of the home include: - Well-designed for easy living, with the master bedroom located downstairs; featuring split-system, large walk-in wardrobe and full ensuite. - Spacious kitchen with 40mm Caesarstone benchtops, Bosch stainless-steel appliances and breakfast bar, looking out over the open-plan living and dining area onto the private alfresco deck and courtyard. - Full laundry with separate toilet. - Upstairs living/kids retreat, with access to two further bedrooms with split-systems and mirrored built-in wardrobes. - Main bathroom with bath, floating vanity and heat lamps. - Bamboo flooring throughout ground floor living area, with premium carpet in bedrooms, high ceilings and split-systems throughout. - Single garage with shopper's entry & sideway access plus garden shed. Ideal for families, downsizers and investors alike; take advantage of the opportunity to secure yourself a slice of this highly sought-after area. * PHOTO I.D IS REQUIRED AT ALL OPEN FOR INSPECTIONS *

6 Fowler St CHELSEA 3196

PRICE : \$885,000
RESERVE PRICE :
SALE DATE : 26/05/2018
METHOD : Auction 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 : 3
BATHROOMS : 1
ROOMS : 4
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Set on a generous 613 sqm (approx) parcel of land, this unique property oozes street appeal and offers instant comfort with potential for its new owner to update, renovate or subdivide (STCA) and add significant value in this prized Chelsea locale. With its traditional picket fence and well maintained gardens, this picture perfect weatherboard and brick home has so much to offer. In a central and convenient location yet set back to offer the perfect balance of tranquillity and privacy, simply step through the front gate and leave the hustle and bustle behind, in a home that has been well cared for throughout its life. Upon entry the home offers a character filled lounge with high ceilings and gas heater, perfect for keeping warm in the cooler months, as well as the added bonus of a split system to provide year round comfort. This flows perfectly onto the formal dining zone and spacious open plan kitchen with gas upright stove and dishwasher as well as plenty of bench and storage space. Zoned separately are the three bedrooms flooded with natural light, all of which are generous in size and include built-in wardrobes and are serviced by the traditional family bathroom which includes a separate bath and shower. What is undoubtedly the highlight of this zone, are the picturesque views out to the garden, complete with lemon tree, paved entertainment area and an expansive lawn. Wrapping up this potential filled package is the bonus of a single lock up garage with workshop space, a single carport, additional off-street parking, auto outdoor blinds, a separate laundry, toilet and storage shed. Just moments to the stunning Chelsea beach and station and with the convenience of local shops, schools, cafes, parks and public transport links close by, this character filled family home is sure to tick all of your boxes, offering not only a rare bayside lifestyle but also so much potential; the opportunities are truly endless.

46 Hughes Av EDITHVALE 3196

PRICE : \$880,000
RESERVE PRICE :
SALE DATE : 03/03/2018
METHOD : Auction Sale
SETTLEMENT DATE : 04/05/2018
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 93 C 10
BLOCK NUMBER :
LOT NUMBER : 1
CROWN ALLOTMENT :
PLAN NUM/REF : TP582465
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS : 4
CARPARKS : 3
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 615
FURNISHED : No
OWNER OCCUPIED : Yes



COMMENTS : This home is set in a highly sought after location and has so much to offer. The living areas are generous in size and comprise of a separate lounge, a nice sized family area and a galley style timber kitchen. There are three good sized bedrooms, the master with ensuite, absolutely loads of storage and a private front yard as well as a rear yard with a covered BBQ area. Complimenting this a workshop shed and a large garage, as well as a double carport. All this with the station, beach, sporting fields, parks, wetlands, bike tracks and school close by.

21 Mulkarra Dr CHELSEA 3196

PRICE :	\$875,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	93 D 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	550
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Peacefully positioned within a stones throw to Bicentennial Park, this stylishly renovated 3 bedroom home plus study nook is the perfect opportunity for those seeking a well-located family home with nothing to do but move in and enjoy!Featuring: - 3 generous bedrooms- designer kitchen featuring 900mm stainless steel cooktop, oven and dishwasher with luxe stone bench tops and loads of storage!- French doors opening into a covered outdoor alfresco terrace for year round entertaining- immaculate bathroom with separate shower and bath with quality fixtures and finishes- separate spacious laundry - ducted heating and evaporative cooling throughout- off street parking for 4 cars- private and secure with plenty of room for the kids to roam in either the spacious front or rear yards- 5000 litre water tank to keep up with your sustainable healthy vegetable garden With everything families could need - choice of schools, public transport, shops, our magnificent beaches and as mentioned before the ultimate family haven - Bicentennial Park, don't miss this opportunity to secure your forever home.

3/77 Northcliffe Rd EDITHVALE 3196

PRICE :	\$872,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		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 : Enjoy a peaceful lifestyle in this spacious brick unit, without compromising on location! Minutes to shops, schools, transport and the main attraction Edithvale Beach! - Upon entry, you are welcomed by a large open-plan living and dining area with split system & storage cupboards. Adjoining is the kitchen, featuring a large island benchtop, breakfast bar, stainless-steel appliances & plenty of cupboard space. - Spacious master bedroom with walk-in wardrobe and ensuite, plus further two bedrooms with built-in wardrobes. Main bathroom with bath, plus full laundry & double lock-up garage. - Outside, you will find a large undercover entertaining area and low-maintenance yard for the pets. Whether you are a downsizer, small family or investor - this property is appealing to many! Investors, seize the opportunity to secure yourself a great addition to your portfolio; with estimated rental income being \$480-\$500p/w. * PHOTO I.D REQUIRED AT ALL OPEN FOR INSPECTIONS *

2/80 Keith Av EDITHVALE 3196

PRICE :	\$850,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	21/05/2018	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	215
PLAN NUM/REF :	PS808132	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

70 Hughes Av CHELSEA 3196

PRICE :	\$832,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	13/04/2018	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	0
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 D 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	544
PLAN NUM/REF :	TP586194	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : This quality brick home is sitting on a generous 544sqm block, and is the perfect secure and private family home! Enjoy the spacious property as is or add your own personal touch. Features of the home include: - Spacious front yard complete with landscaped garden, paved courtyard and private front fence with electric gate. Double carport with space to park an additional two cars. - Kitchen with breakfast bar, timber benchtops, Bosch oven, electric cooktop and plenty of cupboard space. - Two living areas, including large open-plan living and dining room and front lounge room. - Master bedroom featuring large built-in wardrobe and ceiling fan, plus ensuite with heat lamps and heated towel rail. - Further two bedrooms with built-in wardrobes and ceiling fans. - Main bathroom with heated towel rail, shower & bath combination, shelving and separate toilet. - Large backyard with garden shed and water tank. - Ducted heating, evaporative cooling and aluminium windows throughout, plus alarm system and CrimSafe security door. This lovely home is well-positioned to enjoy all that Chelsea has to offer, including Hughes Avenue Reserve, Edithvale Primary School, and of course Chelsea Station & Beach! Perfect as a family home or even your next investment opportunity. * PHOTO I.D IS REQUIRED AT ALL OPEN FOR INSPECTIONS *

2/66 Lochiel Av EDITHVALE 3196

PRICE :	\$801,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	93 A 8	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 : Privately nestled to the rear of just two, this contemporary LOWE designed 2-bedroom residence offers an easy lock and leave lifestyle in a premium leafy pocket just metres to Regent Park and 700m approx. to stunning Edithvale beach. Luxuriously finished throughout and cleverly designed with vaulted high ceilings and an emphasis on indoor-outdoor connections maximising a sense of space and light; enjoy the gourmet Blanco kitchen with long breakfast bench overlooking stylish sun filled open-plan living and dining extending out to a private, beautifully landscaped alfresco entertainer's deck. Tucked away is a large master bedroom with a wall of floor-ceiling BIRs, sliding doors to the deck and dual-access central bathroom (separate bath and shower) plus serene second bedroom with built in robes. Complemented by timber flooring, brand new carpet in bedrooms, split systems, oversized single auto garage, OSP plus additional low-maintenance landscaped rear courtyard. Conveniently located, walk to Edithvale Village, train, schools and the beach. Moments to Rosedale Golf Club and reserves.

3/18 Glenola Rd CHELSEA 3196

PRICE: \$800,000
RESERVE PRICE:
SALE DATE: 23/03/2018
METHOD: Sold Before Auction
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 97 C 2
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS: Imagine lazy days at beautiful Chelsea beach followed by quiet evenings relaxing within your own tranquil oasis just moments from the shore. This private, single-level unit provides the perfect setting from which to make those dreams a reality. Peacefully positioned at the rear of a quiet group of just three, this impeccably presented home comprises three double-sized bedrooms, including a master with built-in robes and sparkling ensuite, plus a warm and welcoming living and dining zone which spills out to a sheltered alfresco patio and generous, child-friendly gardens. Well located for both indoor and outdoor entertaining, the smartly appointed granite kitchen showcases quality stainless steel appliances - its breakfast bar providing plenty of room for casual family dinners or relaxed get-togethers with friends. A stylish family bathroom with separate WC plus large laundry with storage and convenient rear access conclude the accommodation, whilst ducted vacuum and heating, split system cooling, security alarm, warm polished floors and double garage wrap up an extremely appealing package. On one of Chelsea's most prized boulevards, this immaculate easy-care home is just metres to Chelsea Primary School, St Joseph's School and Chelsea Kindergarten, and is within easy reach of shops, public transport, parks and the beach.

101a Rae Av EDITHVALE 3196

PRICE: \$790,000
RESERVE PRICE:
SALE DATE: 10/05/2018
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: House
MUNICIPALITY: Kingston
PARISH:
MAP REF: 93 B 8
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS: This one is sure to fly! Holding massive appeal to a huge cross section of buyers, this three-bedroom has it all - single level ease plus low maintenance gardens for downsizers, space to spread out for families. One of a pretty pair, the home boasts a practical floorplan focused around a sensational rear living zone. Showcasing a large kitchen with premium live oven and stove top, this spacious area offers scope for both entertaining & relaxing and extends out to a sheltered alfresco deck plus the mod grass garden beyond that is drenched in northern sunshine. Each of the three bedrooms enjoys the year round comfort of a split system and ceiling fan along with the convenience of built-in robes, the attractive master offering plantation shutters and access to a contemporary two-way bathroom. A gas space heater and air conditioner are also offered along with the bonus of a powder room, large laundry, garage and additional parking. Close to parklands and Edithvale Primary School, the home's position within the sought-after beachside corridor also ensures easy access to buses and Edithvale station, shops and of course the sparkling foreshore. For all enquiries please contact Mark Kosch on 0438 693 332 Hodges Mentone.

99a Berry Av EDITHVALE 3196

PRICE :	\$727,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	31/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	93 C 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	222
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Positioned in a boutique complex with NO active Owners Corporation this stunning home offers 2 bedrooms with a third bedroom option if needed and a double lock up garage . There is enough space for a couple looking to downsize or a young family looking to enter the red hot Edithvale property market, features include: - Master bedroom with large walk in room and access to family bathroom - Light and bright lounge room with split system air conditioning - Bedroom 2 with built in robes - Study/bedroom 3 option has a lovely courtyard outlook - Central kitchen with as new stainless steel appliances including dishwasher, 600ml gas cook top and electric oven - Large dining area - Low maintenance courtyard with undercover entertaining area - Double lock up garage - Evaporative cooling and ducted heating Available to purchase by private sale, this home is sure to be popular. Inspect by private appointment or through one of our scheduled open for inspections.

1 Baker Av EDITHVALE 3196

PRICE :	\$725,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	10/05/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 B 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	SP029163	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

1/49 Blantyre Av CHELSEA 3196

PRICE :	\$720,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	6
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 C 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	460
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Exciting possibilities prevail for astute renovators or investors with the offering of this delightful cream brick veneer residence, resting proudly upon an allotment of approximately 460sqm. Perfect for those planning to move in or lease out, the homes current dimensions embrace 3 robed bedrooms, serviced by a family bathroom, a separate toilet and laundry. The large lounge room is filled with natural light and boasts beautiful timber floors that flow through to the generously sized meals zone and adjoining kitchen, complete with ample cupboard space, dishwasher and gas cooking. Stepping out from the kitchen, a spacious sunroom creates another living space for the family, extending outside to the grassed private rear yard. Furthermore, the home boasts high ceilings, a single semi-enclosed carport and a generous landscaped front yard. In a highly convenient location that is only moments walk to Chelsea's glorious beach, station, shops, cafes and schools. Be quick to inspect!

1/45 Woodbine Gr CHELSEA 3196

PRICE:	\$716,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	15/03/2018	ROOF:	
METHOD:	Sale	BEDROOMS:	3
SETTLEMENT DATE:	30/04/2018	BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 D 1	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS440048	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

4/53 Woodbine Gr CHELSEA 3196

PRICE:	\$715,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	10/04/2018	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 : Master crafted by Bello Constructions and perfectly positioned in one of Chelsea's most esteemed pockets sits an amazing opportunity secure your choice of 4 boutique townhomes. Townhouse 1 - 3Bed / 3Bath / 2Car - \$850,000 Townhouse 2 - 3Bed / 3Bath / 2Car - \$800,000 Townhouse 3 - 2Bed / 2Bath / 1Car - \$790,000 Townhouse 4 - 2Bed / 2Bath / 1Car - \$720,000 Bathed in natural light across one or two huge levels, your brand new townhouse will boast three generously sized bedrooms (Units 1&2), 2.7m ground floor square-set ceilings and beautiful Tasmanian Oak Solid Timber flooring. As you step through the home you will continue to stumble across luxury, especially in the kitchen which features 900mm Bosch Stainless Steel appliances, 40mm Caesarstone benchtops, square set chrome mixer and glass splashbacks. Caesarstone also flows into the ensuites of each home which are coupled elegantly with semi-frameless clear glass shower screens. With further creature comforts such as security alarm systems with LED Codepads, ducted heating and evaporative cooling, you will find yourself enjoying all life's little pleasures all year round knowing you are within walking distance of all that Bayside living has to offer. With access to all the sporting amenity you could dream of including Chelsea Football Club, Chelsea Bicentennial Park, Chelsea Sports Women's Centre and Beazley Reserve, your family will find a whole new meaning to an active lifestyle. With access to all the leisure and recreational amenity you could dream of within the hustling centre of Chelsea (950m away) boasting an array of trendy cafes, eateries, restaurants of differing international cuisines and supermarkets, all positioned on the cusp of one of Melbourne's best beaches your family's social needs are also well catered for. In the centre of the strip sits Chelsea Railway Station. The kids will be looked after here too with Chelsea Primary and St. Joseph's Primary Schools a short 350m and 650m stroll away, respectively. For secondary needs, Cornish College, Patterson River, Mordialloc and Parkdale Colleges are all within a short drive. *Please ensure you have spoken to your legal adviser to ensure you are entitled to stamp duty savings. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

27/111 Kinross Av EDITHVALE 3196

PRICE:	\$709,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	14/04/2018	ROOF:	
METHOD:	Sale	BEDROOMS:	
SETTLEMENT DATE:		BATHROOMS:	
PROPERTY TYPE:	Land	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	93 B 8	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	27	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	83
PLAN NUM/REF:	PS733030	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

2/2 Bridges Av EDITHVALE 3196

PRICE :	\$705,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :	93 B 9	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 : Perfect for first home buyers, investors, downsizers and busy professionals alike, this spacious and impeccably presented 2-bedroom unit is brilliantly located near Edithvale station, shops and beach. At the heart of a quiet group, opposite the wide open spaces of Edithvale Recreation Reserve and just a block from Edithvale Primary School, this pristine abode features a light-filled living and dining area which opens to a generous & secure courtyard. Showcasing quality stainless steel appliances, the smartly-finished kitchen provides plenty of cupboard and preparation space and is perfectly positioned for both indoor and alfresco entertaining. A bright two-way bathroom services the two double-sized bedrooms; both feature fitted storage (master with walk-in robe). Ducted heating and split system cooling provide year-round comfort, whilst a large laundry with direct access to the double garage concludes a truly appealing offering. There is absolutely nothing left to do - simply move in and enjoy all that this booming seaside suburb has to offer.

5/9 Blantyre Av CHELSEA 3196

PRICE :	\$695,000	RECORDED :	
RESERVE PRICE :		WALLS :	Concrete
SALE DATE :	10/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 B 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 :

3/111 Kinross Av EDITHVALE 3196

PRICE :	\$695,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	93 B 8	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 : Submerge yourself in sleek style and sophisticated lifestyle living with this sublime brand-new residence, where designer details and a destination on the doorstep of Edithvale Wetlands indulges your every whim. Characterized by its crisp easy-care layout, the open plan kitchen, living and dining zone has been oriented to draw in northerly sunshine and showcases stunning floorboards, waterfall stone benches, AEG appliances (including dishwasher), glass splashbacks plus soft close drawers. Extending your vision outside, multiple glass doors merge the indoors with a superb entertainer's courtyard, enriched with a paved entertaining zone and landscaped garden. A powder room complements the downstairs living space, while the carpeted upper level is home to the three robed bedrooms; two with built-in-ropes and master with Juliette balcony, walk-in-robe, built-in-robe and ensuite, supplemented by a study alcove, family bathroom with toilet and designer floor-to-ceiling tiling plus a discrete Euro laundry. Practical appointments include split system heating/air conditioning, high ceilings, video intercom, water tank, garden shed, LED downlights, under stair storage plus a single garage with internal access. Completing the dream, this splendid residence rests within easy reach of Edithvale Primary, Aspendale Gardens Primary, Haileybury College, Edithvale Train Station, parkland, reserves, golf courses, shops and major arterials. Photo ID required at all open for inspections.

2/49 Golden Av CHELSEA 3196

PRICE :	\$681,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 D 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	151
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : OPENS CANCELLED - PROPERTY UNDER CONTRACT Modern and Bright - This stunning, modern double story Townhouse is immaculate with low maintenance, 2 bedrooms + study/home office, open plan kitchen and living with an extra living/retreat zone upstairs. Featuring beautiful oak floors, stone benches throughout and loads of WOW factors this home is a must see. CURRENTLY TENANTED ON A FIXED TERM LEASE UNTIL SEPT 2018 If you are looking to enter the property market or invest in an area with strong rental returns and proven capital growth you cannot afford to miss this opportunity. Situated in the heart of Chelsea, within short walking distance of the train stations, shops, parks and beaches, this home is ideal for the investor. Other features include: 2 bedrooms with BIR's Tasmanian Oak timber floors Split system heating and cooling in all zones S/S Appliances Caesar stone benches throughout 2,000Lt water tank Merbau Decking Single Lock up Garage - internal access. DON'T MISS OUT - Contact us for further information or a private inspection.

1/1 Edithvale Rd EDITHVALE 3196

PRICE :	\$680,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	92 K 9	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 : Located just a couple of metres away from the closest station and a quiet stroll to Edithvale beach, as well as just moments from the array of family facilities that the highly sought-after suburb offers, this surprisingly spacious three-bedroom single level unit is the perfect combination of a fantastic location paired with low maintenance and easy beachside family living. Upon entry, you are immediately welcomed into one of two bright, light filled living spaces, further enhanced by high ceilings. The well maintained and beautifully presented property flows seamlessly onto the open plan kitchen and meals area with quality stone kitchen and a neutral colour palette, also including stainless steel appliances and dishwasher as well as plenty of bench and storage space. With the option to dine casually and relax at the island bench or break away for dinner in the more formal dining zone, this practical floorplan offers so much flexibility. Perfect for day-to-day busy family life, the home then leads to a second generous family area with glass sliding doors opening onto a picturesque and low maintenance terrace with a secure garden - the ideal space to relax and unwind after a long day at work or to watch the kids play. The modern master suite with generous walk in robe, also features a modern ensuite with shower, feature tiles and vanity and offers direct access onto the private courtyard acting as the perfect parent's retreat. The two remaining bedrooms both include built-in robes as well as storage and quality carpet, and are conveniently located next to the family bathroom which offers a separate bath, shower and mirrored vanity as well as feature tiles. The space has been cleverly designed to also offer a separate toilet for added convenience. In addition, the property includes access to two secure undercover car spaces and it has been recently painted throughout. Close to Edithvale Primary School, a short walk to sporting clubs/ovals, golf clubs and Edithvale's picturesque Wetlands as well as being just moments to shops, cafes, the foreshore and public transport, this low maintenance lifestyle offers everything at your door.

4/20 Embankment Gr CHELSEA 3196

PRICE : \$670,000
RESERVE PRICE :
SALE DATE : 12/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 B 12
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 : Architectural style meets a super-stylish single-level lifestyle - just 350m from the bay and three blocks to the station! Cutting-edge and close to the edge of the bay, this spectacular 2 bedroom home sets the standard in single-level style with living-dining soaring to a lofty 3m-plus "lightbox" roofline and a room-sized al fresco area beneath its own spectacular skylit canopy. Leading the way with a streamlined stone benchtop & Bosch appliance kitchen facing the al fresco area and a super-smart, super-stylish two-way ensuite-bathroom, this high design is appointed to high-end standards with solid hardwood floors, designer bathroom fittings and block-out window-furnishings. Reverse-cycle air-conditioned and alarmed with mirror-robes for both bedrooms and an auto-garage under the roofline, this single-level sensation soars into the future with a 2000L water-tank in carefree gardens and a cool coastal exposed-aggregate driveway. Stroll to the shops, station and cafes, step out to sand, enjoy a direct CBD commute... find a state-of-the-art single-level lifestyle to suit your start-up, downsize or investment style here!

2/65 Elsie Gr EDITHVALE 3196

PRICE : \$668,000
RESERVE PRICE :
SALE DATE : 21/04/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : Positioned in the centre on a quiet block of 3, make a smart beginning in updated style, scale down with single level substance or invest in a burgeoning bayside address. A marvel of light & contemporary space with room to lounge and dine around a classic L-shaped plan, this striking 2-bedroom villa features quality stainless steel appliances in the modern kitchen, widespread outdoor entertaining in a private courtyard and a single lock up garage with external access. Starring mirrored built-in robes for the large master bedroom and a separate WC for the detailed bathroom, this centrally heated and cooled home has multiple split system air-conditioners, security screen doors, hard-wearing floors and additional off street parking. Best of all, this low maintenance residence has a location for the easy life, with Parks and Reserves moments away, the sand, sea, station and shops within minutes and Nepean Highway's major road access for a stress free commute to the CBD. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

1/2 Chadwell La CHELSEA 3196

PRICE : \$646,500
RESERVE PRICE :
SALE DATE : 26/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
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 : Steps to the sand and a short stroll to Chelsea Village, this is a very rare opportunity to purchase this single level neat and tidy 2-bedroom beachside home offering an excellent first step, seaside holiday retreat or investment opportunity. Comfortable now with further scope to improve and add your own personal touch; enjoy a bright sunny kitchen with meals, stylish open-plan living space extending out to a low-maintenance rear private leafy courtyard complete with tranquil water feature. Features two great-sized bedrooms incl. master with large walk in dressing room, contemporary new bathroom plus a light-filled study/sitting room opening onto an enclosed landscaped front courtyard with plenty of space for the boat, kayaks, paddle boards or extra vehicle plus single auto garage. Conveniently located with cafes, shops, train and schools in easy reach - the perfect opportunity to secure your very own beachside sanctuary!

7 Kingston Ct CHELSEA 3196

PRICE : \$620,000
RESERVE PRICE :
SALE DATE : 03/03/2018
METHOD : Private Sale
SETTLEMENT DATE : 16/04/2018
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 93 D 11
BLOCK NUMBER :
LOT NUMBER : 4
CROWN ALLOTMENT :
PLAN NUM/REF : SP022162
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 2
BATHROOMS : 1
ROOMS :
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION : 0
SIDE DIMENSION :
LAND AREA : 375
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Nestled in the bowl of a very quiet court, this charming well maintained 2 bedroom home is sure to impress. Walking distance to the 858 bus stop, Chelbarra Shops and with Chelsea Beach, Bicentennial Park and train station approximately a kilometre away, this home offers the following features: - 2 large bedrooms with split system air conditioning and built in robes - Large separate Lounge room - Dining room with outdoor access - Large Central bathroom - Single lock up garage with workshop/storage space. - Extra off street parking - Private rear yard Whether you're downsizing, looking to enter the booming Chelsea property market or searching for a fantastic investment opportunity, your search ends here. Inspect as advertised or by appointment.

4/1a Golden Av CHELSEA 3196

PRICE :	\$600,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	20/04/2018	BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS700615	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS : Perfectly positioned for an easy beachside lifestyle, this contemporary two-level 3-bedroom, 2-bathroom residence will more than delight! Cleverly designed throughout to maximise space and light; enjoy sleek downstairs open-plan living complete with floor-ceiling glass bi-folds extending living out to a private full length terrace making entertaining a breeze from the superb gourmet kitchen (stylish stone bench tops, stainless steel appliances, plenty of cupboard space). Completing this level is a generous bedroom with built in robe and sparkling bathroom. Upstairs accommodation provides two additional bedrooms (BIR, main with WIR) bathed in soft natural light, both serviced by a full bathroom complete with luxurious bath and separate shower. Features beautiful timber flooring, high ceilings, split system heating/cooling, secure intercom entry, two basement carpark with storage cage, additional storage cupboard plus a lovely landscaped ground-level outdoor area on title. Well-located 300 metres (approx.) to the beach and within walking distance to the station and Chelsea Village, don't miss this opportunity to secure a no fuss, lock and leave lifestyle in a premium location.

2/69 Ella Gr CHELSEA 3196

PRICE :	\$590,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	93 D 10	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 : Pairing its peaceful position with a premium open plan design, this stylish single level unit presents first home buyers, downsizers or investors with an enticing low maintenance option, only moments from all amenities as well as stunning Chelsea beach. Passing through the front door, timber floors offer instant appeal throughout the open plan kitchen living and dining zone, equipped with quality appliances plus ample cupboard and bench space. Sliding doors offer an effortless indoor - outdoor connection extending the space out onto a covered alfresco entertaining area with low maintenance surrounds. Completed for comfort the two bedrooms enjoy built in robes, serviced by a crisp family bathroom, separate toilet and laundry. Well appointed with gas heating, a Conara heater, air conditioning, remote single garage car accommodation and additional off street parking. This quality villa is most spacious and far superior to similarly priced apartments. An inspection is a must!

3/45 Argyle Av CHELSEA 3196

PRICE :	\$590,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 D 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	205
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : With many extra's this 2 bedroom unit is one that is a must to inspect. There are only 3 units on the block - with NO active Owners Corporation, (only insurances), this gives you the flexibility to make changes and alterations as you like, (STCA). Features include: - 2 double bedrooms with built in robes - Covered parking for two cars - Light and bright living room - Kitchen with dishwasher, gas cooktop, electric oven and dining room - Gas ducted heating and split system air conditioning - Good size rear yard - Rear of the block, North facing back yard - Great storage throughout Walking distance to St Joseph's and Chelsea Primary Schools, Chelsea Train Station, Chelsea Beach, Bicentennial Park, shops and bus stops, this home is one not to be missed. Available to purchase by private sale, this property at this price will not last long!

4/237 Station St EDITHVALE 3196

PRICE :	\$580,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	02/05/2018	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 A 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS742909	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

6/237 Station St EDITHVALE 3196

PRICE :	\$570,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/03/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	06/04/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 A 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	6	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS742909	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : You can wave goodbye to your car when you move into this stunning, near-new townhouse; an easy stroll to everything our booming beachside area has to offer; Edithvale Station, shops & beach are only a stone's throw away! This low-maintenance gem is appointed with quality fittings & fixtures and is the perfect set-and-forget investment or first home. This stylish property boasts functionality and flair, with the key features being: - Open-plan living and dining, adjoining the light-filled kitchen appointed with quality Smeg appliances, stone benchtops and tiled splashback. Open up the doors when entertaining and enjoy the generous-sized balcony. - Two spacious bedrooms with extended built-in robes (lots of storage space) and ceiling fans; master bedroom with ensuite and its own decking & exposed aggregate courtyard. - Spacious main bathroom upstairs with floor-to-ceiling tiles. - All of the extras are included; double-glazed windows, downlights, high ceilings & block-out blinds throughout, plus two reverse-cycle air conditioners. - Single lock-up garage and plenty of storage space. This property provides a perfect opportunity for first-home buyers, savvy investors or even those looking to downsize on maintenance and gain a desirable beachside lifestyle! * PHOTO I.D IS REQUIRED AT ALL OPEN FOR INSPECTIONS *

7 Tudor Ct EDITHVALE 3196

PRICE :	\$555,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	30/04/2018	BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 B 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	140
PLAN NUM/REF :	RP014576	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Open the gate to the Wetlands, stroll to the station and beach, live inside, outside, upstairs and down in a great garden townhouse! Standing tall beside a secure garage, this two bedroom, 1.5 bathroom two-storey home extends living into the great outdoors with sun-bathed living-dining facing to the north and more living in the large paved rear garden with a covered al fresco area and hot-tub spa! Styled to maximise light and lifestyle with a sun-catching "garden-window" extending out from the quality kitchen and a freestanding "egg" bath and timber-topped vanity for the designer bathroom, this quality townhouse features walk in robe to the master bedroom and mirrored robes to the second bedroom, additional storage to the living area and a bonus second WC on the ground floor. There is also reverse-cycle air-conditioners for each level and the benefit of in floor heating on the ground floor Best of all, this tall two-storey townhouse offers this prized court position with the Wetlands and bike-path through a secure gate and the shopping strips, station and sand all within easy reach.

34 Stayner St CHELSEA 3196

PRICE :	\$550,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	93 C 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 : Located in a tranquil position in a central and popular Chelsea pocket, this fantastic and single-level unit has so much potential to offer investors, downsizers or first home buyers looking to make their mark. This neat and affordable two bedroom home offers a practical floorplan, highlighted by soaring cathedral ceilings and large windows, flooding the property with light and creating an immediate sense of space. The centrally located kitchen is undoubtedly the hub of the home and features an upright stove, ample bench and cupboard space and offers plenty of scope to renovate with the potential of creating a large open plan living zone, including the light filled and separate dining area and spacious lounge with practical floating boards. Zoned to the rear of the home are the two double bedrooms, both with built in robes and ceiling fans, which are both well serviced by the family bathroom (with bath and shower) and separate toilet. Additional features include a private rear yard and front courtyard, air conditioning, an outdoor spa, separate laundry, carport with a secure roller door plus additional off-street parking, 1.8kw solar panels, a shed as well as an abundance of extra undercover storage. Just a short stroll to the stunning Chelsea beach and train station, with the convenience of local shops, schools, cafes, parks and public transport links close by, this classic home is sure to tick all your boxes. Whether you choose to update, renovate or move straight in, location, lifestyle and potential are guaranteed!

2/237 Station St EDITHVALE 3196

PRICE : \$522,000
RESERVE PRICE :
SALE DATE : 03/03/2018
METHOD : Auction Sale
SETTLEMENT DATE : 03/05/2018
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 93 A 10
BLOCK NUMBER :
LOT NUMBER : 2
CROWN ALLOTMENT :
PLAN NUM/REF : PS742909
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 : Yes



COMMENTS : Still like new, this modern townhouse is the ideal purchase for first home buyers and smart investors. With the beach, Edithvale shopping precinct and Edithvale Train Station all less than 500m from your doorstep you'll be able to walk everywhere! Built only one year ago, the neutral interiors offer up to date style with high ceilings, stone benchtops, glass splashback and timber laminate flooring. The floor plan includes two good sized bedrooms with built in robes, two bathrooms, an open plan kitchen and living area, European laundry, single car garage with additional storage space and your own private North facing balcony. Concluding this comfortable home is two reverse cycle air conditioners, stainless steel appliances, downlights and block out blinds throughout. Close to beaches, parks, shops and public transport as well as Edithvale Public Golf Course and Edithvale Primary School this funky townhouse is the perfect place to start living your dream lifestyle. Modern two storey townhouse with two bedrooms and two bathrooms. Up to date interiors including high ceilings, stone benchtops and timber laminate flooring. Open plan kitchen and living with private balcony access. Single car garage with handy additional storage area. Two reverse cycle air conditioners, stainless steel appliances, downlights and block out blinds throughout. Rental Return is approx \$450-\$470 per week (\$1,955-\$2,042 per calendar month). Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.

2/78 Thames Prm CHELSEA 3196

PRICE : \$472,000
RESERVE PRICE :
SALE DATE : 15/05/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 D 12
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
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 : No



COMMENTS : Here lies the perfect opportunity to purchase an affordable 'renovator' in the heart of the thriving beachside suburb of Chelsea, just moments to the beach, station and shops. Brimming with potential and perfect for first home buyers or investors, this neat two-bedroom unit provides the perfect blank canvas for those looking to really make their mark. The living zone is flooded with natural light and the adjoining bedroom could easily be re-purposed to add to this space. The original kitchen has the potential to simply be updated or the whole area reconfigured to create a spacious open plan kitchen and living zone. The two double bedrooms both have built in robes and are serviced by the central bathroom and dual access toilet whilst the separate laundry provides easy access to the low maintenance and surprisingly spacious rear yard, complete with paved entertainment area, lawn and gardens. This area also contains a storage shed and provides rear access to the single lock-up garage. Less than 1km to the convenience of all the great amenities Chelsea has to offer as well as being just a short stroll to the award winning Bicentennial Park, the location doesn't get much better! Offering not only a rare bayside lifestyle but also the opportunity to get a foot on Chelsea's property ladder, put your own personal touch on this quality unit today. The options are endless...

3/12 Woodbine Gr CHELSEA 3196

PRICE : \$452,500
RESERVE PRICE :
SALE DATE : 19/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 97 C 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 : This freshly painted single level unit in a small group of 5 presents with open plan lounge, 2 bedrooms (main with built in robes), gas wall furnace, bathroom/laundry combination, good size private courtyard with garden shed plus off street parking. Prime blue chip Chelsea location being only minutes walk to the superb beach, Chelsea shopping strip and station this is a perfect opportunity to enter the property market, downsize or build your investment portfolio. Superbly located in blue chip Chelsea, this freshly painted single level unit in a small group of 5 is minutes walk to superb Chelsea beach, shopping strip and station. A perfect opportunity to enter the property market, downsize or build your investment portfolio.

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