

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 : PHILLIP, WINSOME, FLINDERS, ALVENA, SPENCER, PATTY, FRANKLIN, TEAGUE, WILLIAMS, COLLINS, SWANSTON, STATION, COMO, BARRY, STAWELL, MITCHELL, ROGERS, CHILDERS, WHITE, THOMAS, PETER, ELM, ILMA, LABURNUM, PINE, COMO PARADE EAST, EVELINE, RUPERT, ISABELLA, BLANCHE, PARKERS, STEWART, BETHELL, EIGHTH, SEVENTH, SIXTH, FIFTH, FOURTH, THIRD, SECOND, FIRST, NEPEAN, PRINCESS, WARRIGAL, QUEEN, LATROBE, BOOKER, BRUTON, EDWARD, CHARLES, EDEN, TUCK, HOFFMAN, COURTNEY, PAGE, CAMERON, HOLMBY, ELMAN, STANLEY, RAILWAY, CHARMAN, PARK, RUSSELL, GREENS, CONTI, BOURKE, SHEARMAN, AMY, ANDERSON, RIMMER, CLYVE, SALMON
STREET TYPE : (ANY)
SUBURB : CHELTENHAM, MENTONE, PARKDALE
DATA SOURCE : REI and VG/Gov
RETURNED : 34

hockingstuart

Results

152 Como Pde PARKDALE 3195

PRICE :	\$10,200,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	71
SETTLEMENT DATE :	11/02/2020	BATHROOMS :	
PROPERTY TYPE :	Hospital - Private	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 B 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	4,765
PLAN NUM/REF :	LP086447	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

33 Seventh St PARKDALE 3195

PRICE :	\$1,857,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/02/2020	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 C 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	699
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :



4a Warrigal Rd PARKDALE 3195

PRICE: \$1,750,000
RESERVE PRICE:
SALE DATE: 14/12/2019
METHOD: Sold Before Auction
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 B 9
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 4
BATHROOMS: 2
ROOMS:
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 673
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: Live inside-out within steps of the sand! In a world of its own behind high auto-gates, this substantial four bedroom plus home-office, 2.5 bathroom rear home is an entertaining oasis just 150m from the waterline! Rising up beyond broad lawns with free-flowing formal and family zones around a prestige appliance kitchen (with induction cooktop and Bosch dishwasher), this sea-breeze sanctuary steps out with soaring al fresco room (with its own BBQ kitchen) providing a seamless transition to north-facing botanical gardens. Ideal for every stage of beachside life with a beautiful bay-windowed ground-floor master-suite reaching out into private rear gardens plus a dedicated bay-view secondary bedroom level of robe-fitted double bedrooms, this quality home features luxe dual-vanity bathrooms, timber and stone benchtops (waterfall-edge for the kitchen) and glossy hardwood floors. Centrally heated with split-system air-conditioners, there's every practicality including bespoke-fitted built-in and walk-in robes. Lushly landscaped with sun-catching lawns out front, a tank-watered 'secret' kitchen garden to the rear, and plentiful secure parking including two-car auto-garage with storeroom, this is the ultimate indoor-outdoor sanctuary with it all at the door the sand within steps, all the schools within a walk or cycle, and stations and shopping strips so close!

38 Second St PARKDALE 3195

PRICE: \$1,410,000
RESERVE PRICE:
SALE DATE: 18/02/2020
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:
SIDE DIMENSION:
LAND AREA: 735
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: With so much natural sunlight and warmth streaming into its welcoming interiors, this immaculate 4-bedroom home effortlessly sets the scene for relaxed family living. Dishing up the perfect combination of comfort and functionality, it is brilliantly located for everyday ease and convenience - Mentone train station, bus stops, leading private schools and major shopping destinations are all merely moments away. Spanning one generous level, accommodation includes an inviting lounge with cosy open fireplace, a stylish and contemporary kitchen with premium Bosch appliances plus family room where everyone can retreat to after dinner. All four bedrooms are true doubles - the master benefits from its own ensuite while a bright family bathroom services the remainder of the home. Providing plenty of room to entertain, relax and play, the secure back yard will be a draw card for families with children of all ages - also offered are split systems, garage and carport parking. On approx. 735sqm, the property is a leisurely stroll to the hub of Mentone and within easy reach of the bay. For all enquiries please contact Mark Eddy 0408 198 308 Hodges Mentone.

2 Tuck St CHELTENHAM 3192

PRICE: \$1,403,000
RESERVE PRICE:
SALE DATE: 22/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 86 J 3
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED :
WALLS :
ROOF :
BEDROOMS : 5
BATHROOMS : 2
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 626
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : If you are seeking supersized accommodation, a generous plot of land plus a position within prized school zones then look no further than this light-filled property. Nestled within a beachside pocket where Beaumaris and Mentone Girls Secondary college zoning is a massive drawcard, this inviting home is just minutes to both Cheltenham and Mentones shops & stations, close to Southland and within a stones throw of beautiful swimming beaches. Ready and waiting to adapt to the largest familys needs, the welcoming accommodation satisfies with both formal and casual living areas plus a well-equipped kitchen that boasts big picture windows framing views of the leafy garden and solar-heated pool. Two of up-to six bedrooms are desirably located on the ground floor including a large ensuite master complete with walk-in robe. Upstairs, flanking yet more living space, the remaining bedrooms create the perfect escapes for teens and guests – all but one offering generous built in robes. A large spa bathroom with separate WC is also on this level, whilst the sundrenched balcony overlooking the garden is another appealing place to relax. A wood burner, central heating/cooling, powder room and laundry plus an oversized double auto garage & water tank are also offered - and all this on a fabulous 626 sqm (approx.) of premium land. For all enquiries please contact Pandelis Plousi 0409 553 929 Hodges Mentone.

57 Bethell Av PARKDALE 3195

PRICE: \$1,288,000
RESERVE PRICE:
SALE DATE: 07/12/2019
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 D 8
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS :

14b Eden St CHELTENHAM 3192

PRICE: \$1,217,000
RESERVE PRICE:
SALE DATE: 14/12/2019
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF:
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 3
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 278
FURNISHED : No
OWNER OCCUPIED : No

COMMENTS :

56 Seventh St PARKDALE 3195

PRICE: \$1,190,000
RESERVE PRICE:
SALE DATE: 29/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 D 7
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS :

3/9 Elm Gr PARKDALE 3195

PRICE: \$1,050,000
RESERVE PRICE:
SALE DATE: 15/02/2020
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: 3
BATHROOMS: 2
ROOMS:
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA:
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS : Set at the rear of this exclusive group of 3 townhouses this stunning home is built to the highest standard and only minutes to Parkdale's café strip, train station, beach. Select from a range of great schools. Hop in the car and a short drive away is Mordialloc with another great choice of restaurants, wine bars and shops or drive for 5 minutes in the other direction and you arrive at Southland shopping centre. The ground floor consists of a large master bedroom with BIR's and ensuite. There is a beautiful kitchen with stone bench tops and quality appliances including a dishwasher, 900mm oven and gas cook top with lots of storage space overlooking dining/lounge area with large concrete style floor tiles, that flows out to the wooden deck and rear yard with a storage shed. Also on the ground floor guest powder room with basin and internal access to the double lock up garage. Concrete floor tiles offer a contemporary look with ducted refrigerated cooling/heating from above which offers all year round comfort. Upstairs you will find a further 2 large bedrooms all with brand new carpets and built in robes. A luxurious family bathroom with bath, shower and separate toilet plus a good sized rumpus room on the landing complete this home. Double remote garage, rear entertainers deck, garden shed & rainwater tank. Powder room. 3 x double bedrooms includes master with ensuite. Family bathroom with separate toilet. Rumpus area. Ducted vacuum. Low maintenance gardens.

211a Como Pde.E PARKDALE 3195

PRICE: \$985,000
RESERVE PRICE:
SALE DATE: 15/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF:
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS: 2
ROOMS:
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 476
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS : Superbly spacious with casual beachside warmth, this secluded and private rear residence is full of light and located beachside of the highway. On its own title of 475 sqm approx. this elegant single level retreat comprises a king size main bedroom with walk-through robe to ensuite, two separate living zones including a separate casual front lounge with polished floors, spacious rear open plan living and dining with a well-appointed kitchen (SS wall oven/separate grill, dishwasher and gas hob) and breakfast bar all overlooking the rear paved courtyard. A separate wing ensures the second and third bedrooms are private and quiet with a family bathroom and laundry. Low-maintenance living is easy with ducted heating, evaporative cooling, split system AC and double auto garage. Lovingly kept and so close to Parkdale Shopping Village, a 300m walk to Parkdale train station, short walk to the beach and in the zone for Mentone Girls & Parkdale Secondary College and a choice of top private & public schools nearby.

6/261-263 Como Pde.E PARKDALE 3195

PRICE: \$965,000
RESERVE PRICE:
SALE DATE: 14/12/2019
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF:
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS: Coastal contemporary living in a relaxed leafy environment is found in this secluded rear 3 bedroom 3 bathroom townhouse. An effortless lifestyle, this light filled haven enjoys a downstairs bedroom (BIRs) with adjoining bathroom, fabulous open plan living & dining with sparkling stone kitchen (Bosch appliances) opening to a wrap around courtyard; lovely main bedroom (wall of BIRs & ensuite) and an upstairs living area. Supremely low maintenance, it has European Oak floors, alarm, R/C air cond, ceiling fans, instant hot water, a garden shed & double auto garage. Between Parkdale & Mordialloc Villages, walk to train & beach, in Parkdale & Mentone Girls' Sec College zones.

24 Teague Av MENTONE 3194

PRICE: \$935,000
RESERVE PRICE:
SALE DATE: 11/12/2019
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Single)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 A 5
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: 241
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: Contemporary living with a classical twist, this beautiful 3 bedroom 1.5 bathroom single level terrace is modern elegance at its best. With a stunning walk-through passing 2 tranquil courtyards - one with a fish pond, the other a relaxing alfresco for 2, this quality home enjoys 3 double bedrooms (2 - BIRs), luxury bathroom, powder room (2nd toilet), fitted laundry and a gorgeous living, dining and sleek grey kitchen area. A designer paved courtyard is perfect for BBQs with friends, featuring elevated garden beds and borders of green. Stylish with timber floors & plantation shutters, it has ducted heating, R/C air cond, an alarm & auto garage. Walk to Village cafes, train & schools.

2/1 Latrobe St CHELTENHAM 3192

PRICE: \$905,000
RESERVE PRICE:
SALE DATE: 07/01/2020
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: 3
BATHROOMS: 2
ROOMS:
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA:
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: In a prized beachside pocket where quality schooling, parklands and the bustle of Cheltenham's eateries & station precinct, all add up to a first-class lifestyle, discover the luxury of this brand-new townhouse. A triumph of style & sophistication, the home offers designer interiors with plenty of space for families, in addition to the covetable asset of zoning for both Beaumaris and Mentone Girls secondary colleges. A reverse floorplan ensures that the elevated living zone is flooded with streams of natural light through the multiple windows. While desirably open plan, the contemporary space has been cleverly zoned thanks to a central gourmet kitchen creating a truly liveable distinction between the lounge and dining areas - spacious already, a front balcony extends this living area outside and creates a perfect place for enjoying the first coffee or last drink of the day. The lower level is home to each of the three peaceful bedrooms including a generous ensuite master with large walk-in robes, the rest of the home is serviced by a gleaming bathroom plus additional WC; whilst a gated front garden, Euro laundry, heating/cooling, two basement parking spaces and considerable storage are all included.

1/30 Stewart Av PARKDALE 3195

PRICE : \$905,000
RESERVE PRICE :
SALE DATE : 29/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 D 8
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 :

1/41 Patty St MENTONE 3194

PRICE : \$882,500
RESERVE PRICE :
SALE DATE : 22/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 86 J 4
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 : Discover streetfront style within a stroll of stations, shops, beach and schools! Impressively widespread beyond a walled garden, this fully-renovated two bedroom plus study streetfront unit will have broad appeal for downsizers, young couples, small families and clever investors alike! Opening up with a bay-windowed lounge reaching out to garden views, this charming home steps back to a separate dining-room - sized to fit an 8 seater table for family, friends and every entertaining occasion! With a modern kitchen featuring seamless Corian benchtops and high-end appliances including a 5 burner gas-cooktop, this warm and inviting home has a casual meals area opening out to a peaceful and private decked courtyard for relaxing outdoors. Completing this clever floorplan are two robe-fitted bedrooms set in quiet wing alongside a glamorous fully-tiled bathroom and a versatile study perfect to double as cosy nursery. Appointed with reverse-cycle air-conditioners, dimmable LED lighting, surround sound-wiring, and a rear auto-garage, this solid unit has all the peace and privacy of a freestanding home and all you could need in this beachside lifestyle location within a walk of Mentone and Cheltenham's shops and stations, buses, schools (and even Southland!) in the Mentone Girls and Beaumaris Secondary College Zones.

2/121 Collins St MENTONE 3194

PRICE : \$877,500
RESERVE PRICE :
SALE DATE : 07/12/2019
METHOD : Auction Sale
SETTLEMENT DATE : 24/01/2020
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF :
BLOCK NUMBER :
LOT NUMBER : 2
CROWN ALLOTMENT :
PLAN NUM/REF : PS746716
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 : Yes



COMMENTS :

174a Warrigal Rd MENTONE 3194

PRICE :	\$795,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	11/02/2020	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 B 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS714470	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Step in through the front garden, drive in through the rear garage however you get here, there's a surprise inside!. Standing tall in an impressive corner-sited group, this three bedroom, 2.5 bathroom townhouse is in a world and a class of its own with a luxe European appliance kitchen, luxurious fully-tiled bathrooms, and deluxe detail including slick stone benchtops, sleek bamboo floors, plush new carpets and elegant plantation shutters. With reverse-cycle air-conditioners upstairs and down, ducted heating throughout, shiny mirror robes for each bedroom and double-glazing for noise and climate control, this high-quality home ticks all the boxes for low-maintenance prestige living. There's even an environmentally friendly water-tank and shed in the perfect-sized garden! But perhaps the biggest surprise of all is a deceptively spacious floorplan featuring genuine double bedrooms (two with ensuite-access), immense treetop living-dining extending to a wide balcony, and an easy-access double auto-garage with storage. Within walking distance of Mentone's station and shops, minutes to schools, beaches and Southland and in-Zone for Parkdale and Mentone Girls Colleges, this is your prestige surprise package!

9/315 Nepean Hwy PARKDALE 3195

PRICE :	\$754,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

6/2-4 Fifth St PARKDALE 3195

PRICE :	\$712,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	15/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 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 : Polished, primed and waiting to offer up the easiest of lifestyles, this immaculate unit boasts a privileged position within Parkdale's prized beachside district. A sought-after address on one of the numbered streets, ensures the home is an easy stroll to the station, cafes and boutiques, while the beach is waiting for the weekend and Thrift Park shops are also readily on hand. Set to the rear of a well-maintained group, the home opens to rich timber floors that flow through the open plan living/dining room to a spacious contemporary kitchen. Equipped with quality appliances and boasting more storage than most, this stylish space gives access out through the full laundry to a smartly landscaped and oh-so easy-care garden, where an alfresco deck and mod grass lawn are perfect for welcoming guests outdoors. With fitted robes and ceiling fans, the two generously proportioned bedrooms are comfortable retreats, they share a central modern bathroom along with a separate WC, whilst rounding off the perfect first home, ideal empty-nest or stress-free investment are split system heating/cooling and a lock-up garage.

4/20 Patty St MENTONE 3194

PRICE :	\$694,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	06/02/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 J 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP002271	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Make a fresh start, downsize in fabulous style, invest in a future-forward beachside lifestyle location! Stretched wide in wonderfully fresh style, this newly renovated two bedroom rear unit offers superior space and style with a sophisticated Blanco appliance kitchen wrapped by light-filled lounge-dining and big robe-fitted bedrooms zoned with a frameless-screened designer bathroom. A showcase of up-to-the-minute interior styling with plantation shutters and glossy polished boards throughout, this centrally heated and cooled home adds function to stylish form with a clever fitted study-nook and a bespoke design laundry area. Best of all, this stylish unit has an entertaining indoor-outdoor flow with a glass-door direct to the decked and paved courtyard. Situated within an equally easy walk of both Mentone's and Cheltenham's rail and retail precinct and a jog to the bay, this is a fresh and fabulous lifestyle investment with the added advantage of future-forward zoning for both in-demand Beaumaris and Mentone Girls Secondary Colleges.

5/14-16 Warrigal Rd PARKDALE 3195

PRICE :	\$687,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 B 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 : Just a few doors up from the beach down the quiet end of Warrigal Road, this is an exciting opportunity to acquire the perfect blank canvas from which to craft your very own coastal masterpiece. Set well back from the road in a neatly maintained group of villa units, the space has all the ingredients for an enviable lifestyle - whether it be an easy-care sea-change, a potential future flip or a fabulously located first home - with a few cosmetic updates, this seaside abode could easily become the stylish base of your dreams. Providing comfortable living as is, the existing accommodation includes a central hallway with two bedrooms to the left (both with BIRs), a central bathroom (separate WC) and a generous lounge opening into a good sized kitchen to the right. The separate laundry adjoining the kitchen provides the access to the rear courtyard. A lock-up garage concludes the package whilst proximity to transport (buses and trains), local shopping options and the areas finest schools ensures there really is something for everyone. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone.

16/315 Nepean Hwy PARKDALE 3195

PRICE :	\$660,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	15/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :	30/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	16	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP009234	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

2/436 Nepean Hwy PARKDALE 3195

PRICE : \$620,000
RESERVE PRICE :
SALE DATE : 13/12/2019
METHOD : Sold Before Auction
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 E 10
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 : 0
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : A sparkling new kitchen and fabulous decked courtyard are among the many highlights of this beautifully presented 2-bedroom unit. Enjoying brilliant proximity to shops, public transport and cafes, it really is the perfect ready-to-move-into base for a busy lifestyle! Set back from the road at the heart of a quiet and neatly maintained group, the unit features a welcoming lounge with cosy gas fireplace, a luxe Caesarstone kitchen with Smeg oven and room for meals plus a bright central bathroom and separate WC. Also offered are robes in each of the bedrooms, both block out and external security blinds, laundry with rear access plus lock-up garage. The epitome of easy-care living in an easily accessible locale, the unit is situated opposite Parkdale Plaza for all your daily needs - it is also within easy reach of both Mordialloc & Parkdale stations, the fabulous bars & eateries of both Main Street & Parkdale village and the bay. PLEASE NOTE - Photo ID required as a Condition of Entry

34/310 Warrigal Rd CHELTENHAM 3192

PRICE : \$610,500
RESERVE PRICE :
SALE DATE : 15/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Bayside
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 2
BATHROOMS : 1
ROOMS :
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 209
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS :

2/42 Collins St MENTONE 3194

PRICE : \$580,000
RESERVE PRICE :
SALE DATE : 07/12/2019
METHOD : Sale
SETTLEMENT DATE : 24/02/2020
PROPERTY TYPE : Strata Unit/Flat
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF : 86 J 5
BLOCK NUMBER :
LOT NUMBER : 2
CROWN ALLOTMENT :
PLAN NUM/REF : RP004396
YEAR BUILT :

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



COMMENTS :

18/31-35 Como Pde.E MENTONE 3194

PRICE :	\$575,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : As the sun sets across Mentones rooftops, you can relax in the knowledge that you are living La Dolce Vita from this sleek low maintenance apartment. Front-facing with a lovely leafy outlook, the home is a spacious and sunlit base just moments from the vibrant reinvigorated village. Situated within the smart Como Residences development, where a light-splashed central atrium adds an appealing touch of greenery to the first impression, the first floor home offers an open plan living and dining zone that extends out to a deep balcony. Providing plenty of space for relaxing indoors or out with friends, this effortless abode is well-serviced by a Bosch-equipped kitchen with waterfall stone benchtops. An ensuite master is a real bonus, it and the second double bedroom both benefit from fitted robes, whilst a fully-tiled bathroom complete with a hidden Euro laundry completes the floorplan. A split system in each of the three principal rooms ensures individual comfort – concluding the package are secure entry with video intercom, basement parking space and storage cage with the convenience of lift access. Walk for coffee, jump on the train or head to the beach - all this and more is possible from this prized position just steps to some of Melbourne's best schools.

4/258 Warrigal Rd CHELTENHAM 3192

PRICE :	\$575,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	14/02/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 C 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	139
PLAN NUM/REF :	RP006354	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

18/31-35 Como Pde MENTONE 3194

PRICE :	\$575,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	21/02/2020	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	18	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS635480	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

5/28 Warrigal Rd PARKDALE 3195

PRICE : \$528,000
RESERVE PRICE :
SALE DATE : 12/02/2020
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : Apartment
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 B 8
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 : Sit on the balcony and catch a sea-breeze, open the timber venetians and catch a bay-glimpse, make a fresh start or secure investment with sand on the doorstep and the station within a walk. Enjoying the premier position in this gated group of just 8, this first-floor front apartment offers an adaptable two bedroom floorplan with living opening to a sunny sea-breeze balcony and a large second bedroom positioned to double as a second living area. Styled with a sophisticated European appliance kitchen and a stylish bathroom with a secret' Euro laundry, this sizeable apartment is big on extras with glossy parquet floors throughout, inverter air-conditioners for most rooms, large built-in robes for both bedrooms, and carport parking secured behind auto-gates and intercom entry. Just 250 steps from the sand, a few blocks to both Parkdale and Mentone's latte strips and stations, and a minute to Mordialloc's booming beachside hospitality precinct, this up-front, on-high apartment is a secure seaside buy! For more information about this beachside apartment contact Amanda Morecroft at Buxton Hampton East on 0417 347 489

804/6 Railway Rd CHELTENHAM 3192

PRICE : \$460,000
RESERVE PRICE :
SALE DATE : 17/12/2019
METHOD : Sale
SETTLEMENT DATE : 07/02/2020
PROPERTY TYPE : Strata Unit/Flat
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF : 86 J 2
BLOCK NUMBER :
LOT NUMBER : 804
CROWN ALLOTMENT :
PLAN NUM/REF : PS720147
YEAR BUILT :

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

COMMENTS :

207/323 Charman Rd CHELTENHAM 3192

PRICE :	\$400,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	10/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 J 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	207	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS705213	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : In-Room Auction - Thursday 19th December, 6:30pm Auction Venue - Oakleigh RSL, 95-97 Drummond Street, Oakleigh VIC 3166 If you're looking for a lifestyle filled with cultural richness and convenience in a sought-after location, then this trendy two-bedroom apartment inside The Charman residential building could not be better placed! Inside the property, relax and entertain in the generous open-plan living domain that extends onto a private entertainer's balcony, while the sleek and stylish kitchen offers all the essentials you require to create a gourmet feast to enjoy on your own or share with friends. Both bedrooms are generously proportioned and fitted with a walk-in robe, while contemporary luxury, space and style are a winning combination inside the deluxe fully-tiled bathroom featuring a frameless walk-in shower and laundry facilities. This outstanding first step on the property ladder, downsizing option or investment also features square-set high ceilings, double-glazed windows, contemporary timber floors, split-system heating/cooling, secure lift access, storage cage and a secure basement car space. Step out of the secure building and the apartment's value steps up a notch. Head left down Nepean Highway and discover Westfield Southland, a haven for gourmet food, excellent shopping and a world of entertainment. Walk in the opposite direction along Charman Road and you'll find the street's bustling shopping strip, Cheltenham train station, bus services and Cheltenham Primary School. Add to the mix easy access to local parks, prestigious golf courses and Beaumaris foreshore and you truly are spoilt for lifestyle conveniences. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquiries and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

7/9 Barry St MENTONE 3194

PRICE :	\$399,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 B 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 : Hidden away in the back corner of this refurbished block, this savvy 1 bedroom villa blows you away with what it has in store. Invitingly spacious with a smart stylish look, you'll love the warmth of the living area, the brilliance of the stone kitchen (stainless steel appliances), the generosity of the bedroom (fitted BIRs) and the innovative ensuite/laundry with its storage. But wait, there's more you'll find a surprise paved courtyard for all your alfresco living and a lock up carport via a door in the bathroom. A perfect start or investment, complete with R/C air conditioning, security doors and white timber blinds. Beachside of the highway, walk to Mentone Village, train, beach & parks.

13/6 Anderson Ct MENTONE 3194

PRICE :	\$320,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :	17/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 K 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	13	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP015745	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : This renovated beach side solid brick strata, second level apartment in a great mid-century group and sensational court location, is today's supreme lifestyle investment! You will find this great-value apartment freshly painted and with new carpets and blinds, with carport/parking on-title. Light and airy with an open-plan extending to a quality kitchen, large bedroom with built in robe and ensuite and a sunny north-facing position within a stunning garden setting. There is secure remote access and previously rented at \$1,148 pcm (\$265 pw) offering a good return on investment if leased or a fabulous beach lifestyle to just move in and relax. With only a short walk to the station, shops and all services you'll find this beach side buying at a realistic price.

37 First Av MENTONE 3194

PRICE :	\$25,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Other (Bus - Food)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	0
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 : Expressions of Interest to acquire the License to operate an existing Café with a full Club License. Seats 100 inside and 30 outside Captured Market, massive opportunity for an Experienced Operator This business package includes: * 3 Year License with options * 23 hour Club Liquor License* Seats 100 inside and 30 outside* Perfect conference and function facility* Full Commercial Kitchen * A definite improver which you'll see immediately! A super opportunity is now available for experienced operators. Selling License For more information about this opportunity contact Wayne Herring on 0401 518 116 or wayne@klemms.com.au

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