#### hockingstuart

PH: 03 9583 3246 FAX: 03 9584 7214

hockingstuart

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: WAYNE, MILL, MOUNT VIEW, BROWNS, WILLMOTT, STATION, RUVINA,

HELM, LAURA, AMBERLEY, LYLE, RETREAT, INLET, LONGBEACH, KUBIS, LARNOOK, CARINYA, COOINDA, ANN, ADINA, BALAKA, AFTON, GLEN, ALBANY, BEGA, TARONGO, GOTHIC, ELANORA, YALAMBEE, BAROOK, TYABB, ILUKA, NIRRINGA, ROBERTSON, LAWRENCE, LINCOLN, TARLEE, DUKE, MARABOU, WONGELLA, KARINGAL, WALLARA, YACKATOON, ROSS, BIRDWOOD, FIRST, SECOND, THIRD, FOURTH, FIFTH, WANDA,

JAMES, EULINGA, EBB, ANCHOR, CAPTAIN, FOAM, DOLPHIN, GALE,

KIEWA, NOORA, JIRRAH, PINE

STREET TYPE: (ANY)

SUBURB: ASPENDALE DATA SOURCE: REI and VG/Gov

RETURNED: 17

#### **Results**

# 31 James Av ASPENDALE 3195

 PRICE :
 \$1,510,000
 RECORDED :

 RESERVE PRICE :
 WALLS :

 SALE DATE :
 17/03/2018
 ROOF :

METHOD: Auction Sale BEDROOMS: 4
SETTLEMENT DATE: BATHROOMS: 3

PROPERTY TYPE: House (Res) ROOMS:

MUNICIPALITY: Kingston CARPARKS: 2

PARISH: STOREYS:

MAP REF: 92 H 3

BLOCK NUMBER: FRONT DIMENSION:

LOT NUMBER: SIDE DIMENSION:

CROWN ALLOTMENT: LAND AREA:

PLAN NUM/REF: FURNISHED:

N NUM/REF : FURNISHED : No YEAR BUILT : OWNER OCCUPIED: No

 ${\sf COMMENTS}:$ 

### 101 Station St ASPENDALE 3195

PRICE: \$1,265,000 RECORDED:
RESERVE PRICE: WALLS: Brick

SALE DATE: 11/05/2018 ROOF:
METHOD: Sold Before Auction BEDROOMS: 3

SETTLEMENT DATE:

BATHROOMS: 1

PROPERTY TYPE: House (Res) ROOMS: 4

MUNICIPALITY: Kingston CARPARKS: 4

PARISH: STORFYS:

MAP REF: 92 J 5 BUILD AREA:

BLOCK NUMBER : FRONT DIMENSION : SIDE DIMENSION :

CROWN ALLOTMENT: LAND AREA: 763
PLAN NUM/REF: FURNISHED: No
YEAR BUILT: OWNER OCCUPIED: No



#### COMMENTS .

Brilliantly positioned just a short walk to the beautiful Aspendale Beach, train station, shops and cafes and close to local schools, parks, wetlands and sporting facilities, this prime development opportunity in a highly desirable location also provides easy access to the vibrant hub of Mordialloc.On a corner allotment measuring approx 759sqm with dual frontages on Laura and Station Streets, the development opportunities for this GRZ2 site are endless (STCA). With many exciting options, the site currently houses what must be one of the area's original and most striking art deco homes, with the potential to renovate, bringing this classic back to its former glory, or simply start from scratch with you new development vision. The home currently consists of 3 bedrooms plus study, a large lounge/dining area with gas heater, separate kitchen and still has plenty of classic features from yesteryear as well as a large workshop garage suitable for four cars. Whether you're a renovator or a developer, this exceptional property presents a great opportunity for the future in this vibrant family friendly seaside suburb. Don't hesitate to call for further information.

#### 49a Station St ASPENDALE 3195

PRICE: \$1,196,500 RECORDED:

RESERVE PRICE: WALLS:
SALE DATE: 09/03/2018 ROOF:

METHOD: Sold Before Auction BEDROOMS: 4
SETTLEMENT DATE: BATHROOMS: 3

PROPERTY TYPE : Townhouse (Res) ROOMS :

MUNICIPALITY : Kingston CARPARKS : 2

PARISH: STOREYS: MAP REF: BUILD AREA:

BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: SIDE DIMENSION:
CROWN ALLOTMENT: LAND AREA:

PLAN NUM/REF: FURNISHED: No
YEAR BUILT: OWNER OCCUPIED: No



#### COMMENTS:

The home for all types of families has finally presented itself. From reading a book whilst tanning on your spacious roof terrace with glimpses of the bay, to settling into your choice of ground level or first floor master bedroom, this home really does have everything, no matter the stage of life. Perfectly positioned in one of Aspendale's most sought after pockets, with easy access to one of Melbourne's best beaches, and a clever mix of indoor and outdoor entertaining zones, this cutting-edge 4 bedroom plus home office/study, 3.5 bathroom near-new entertainer's home truly epitomises contemporary living in Bayside. Iconic by nature with it's amazing street presence, the home which splays over 33-squares in size boasts soaring ceilings and a seamless floorplan including a private ground-level master domain with ensuite and walk-in-robe, another master bedroom upstairs with it's own balcony and 2 further bedrooms. Downstairs in the hall you are greeted by a beautiful floating timber staircase which propels you into the main living area at the back of the home featuring an expansive open plan kitchen, living and dining area for family meals and entertainment. Outdoor entertainers will fall in love with their own little slice of heaven with amazing space beyond the double sliding doors at the rear of the home which completely transforms the home's entertainment capacity opening up onto the deck for the summer BBQ's with plenty of space for the kids and pets to run around on the grass. On the other end of the spectrum, enjoy a BBO with friends on your rooftop as you watch the sun fall away into the night sky. With access to all the leisure and recreational amenity you could dream of within the hustling centre of Mordialloc boasting an array of trendy cafes, eateries, supermarkets and bars, the family will find a whole new meaning to a social lifestyle. With sporting amenity aplenty, including Glen Street and Brown's Reserves, Regents Park, Rossdale & Woodlands Golf Clubs, Aspendale Tennis Club, and access to the beautiful Mordialloc Creek via the bike track, the active lifestyle thrives here too. Further for your convenience, Mordialloc and Aspendale railway stations are close by or short ride into the city. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

# 12 Carinya Av ASPENDALE 3195

PRICE: \$1,105,000 RECORDED: RESERVE PRICE: WALLS: Brick

SALE DATE: 23/03/2018 ROOF: BEDROOMS: METHOD: Sold Before Auction 5

**SETTLEMENT DATE: BATHROOMS:** 3 PROPERTY TYPE: House (Res) ROOMS .

MUNICIPALITY: Kingston CARPARKS: STOREYS: PARISH .

MAP RFF · 92 J 4 **BUILD AREA:** FRONT DIMENSION: BLOCK NUMBER:

LOT NUMBER: SIDE DIMENSION:

**CROWN ALLOTMENT:** LAND AREA: 631 PLAN NUM/RFF: FURNISHED: Nο YEAR BUILT: OWNER OCCUPIED: No

COMMENTS .

# 11b Foam St ASPENDALE 3195

PRICE: \$1,095,000 RECORDED .

RESERVE PRICE: WALLS: ROOF:

SALE DATE: 03/03/2018 METHOD: **Auction Sale** BEDROOMS: 3 SETTLEMENT DATE: 04/04/2018 BATHROOMS: 2 PROPERTY TYPE: Townhouse (Res) ROOMS: MUNICIPALITY: CARPARKS: Kinaston

PARISH: Lyndhurst STOREYS: MAP REF: 92 H 3 **BUILD AREA:** 

**BLOCK NUMBER:** FRONT DIMENSION: LOT NUMBER: SIDE DIMENSION:

**CROWN ALLOTMENT:** LAND AREA: PLAN NUM/REF: PS706208 FURNISHED: Nο YEAR BUILT: OWNER OCCUPIED:

COMMENTS:

Lavished in an abundance of natural sunlight, this beautifully presented and stylishly-appointed 3-bedroom home is perfectly positioned on a quiet Aspendale street where the beach, great coffee, parks and schools are all within arm's reach. With soaring ceilings creating a welcoming ambiance and great sense of space, this impressive single level home features fabulous spaces both inside and out. It includes a sundrenched rear entertaining zone, gourmet stone kitchen with quality stainless steel appliances plus impeccably maintained easy-care gardens providing the perfect setting for alfresco dining and the ideal environment for children to play. With access to a private terrace, the master is a tranquil retreat; it benefits from substantial built-in storage and a gleaming, smartly-finished ensuite. A skylit family bathroom services the remaining bedrooms which both feature ceiling fans and robes. Ducted heating, split system cooling, powder room, water tank and auto garage with convenient internal access conclude a flawless package which is within easy reach of the attractions of Mordialloc's Main St, Aspendale station, a choice of primary schools and Mordialloc College. Whether you are seeking a stylish seaside downsizer or contemporary, low maintenance family home, this beautiful abode certainly ticks all the boxes.

# 2 Second Av ASPENDALE 3195

PRICE: \$1,035,000 RECORDED: RESERVE PRICE: WALLS:

SALE DATE: 24/03/2018 ROOF: METHOD: BEDROOMS: Private Sale 3 BATHROOMS:

SETTLEMENT DATE:

PROPERTY TYPE: House (Res) ROOMS: MUNICIPALITY: Kingston CARPARKS: PARISH: STOREYS:

MAP REF: 92 K 7 **BUILD AREA: BLOCK NUMBER:** FRONT DIMENSION: LOT NUMBER: SIDE DIMENSION: **CROWN ALLOTMENT:** LAND AREA:

PLAN NUM/REF: **FURNISHED:** No OWNER OCCUPIED: YEAR BUILT:

COMMENTS:

The appeal of this weatherboard cottage in this very desirable bayside suburb is greatly enhanced by nearby Aspendale beach and all the possibilities that await. With hints of happy family times, the tea-tree lined front yard leads to a porch where you can sit back and enjoy the sea breeze, birds singing and the occasional cricket chirping. Inside is a surprisingly large layout, wooden floors and a simple home. Off the entry hall is a front facing master bedroom with original fireplace and a second bedroom. There is a family room, adjoining study and shared bathroom. The kitchen has a chef gas oven and cooktop and the dining room looks out on the generous back garden. A third bedroom, separate laundry and separate w.c. completes the home. A Vulcan wall furnace in the dining room provides warmth and split system air con in the family room cools through the hot days. The backyard is shaded by two established silky oak trees, a paved bbq area for entertaining and a fenced area for pets. Close to schools, shops, the train station and of course the water's edge, this is a bargain at any price. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

### 7 Fourth Av ASPENDALE 3195

PRICE: \$980,000 RECORDED:

RESERVE PRICE : WALLS : SALE DATE : 06/04/2018 ROOF :

METHOD: Private Sale BEDROOMS: 3 SETTLEMENT DATE: BATHROOMS: 2

PROPERTY TYPE: House (Res) ROOMS:

MUNICIPALITY: Kingston CARPARKS: 2

PARISH: STOREYS:

MAP REF: 92 K 7

BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: SIDE DIMENSION:
CROWN ALLOTMENT: LAND AREA:

PLAN NUM/REF: FURNISHED: No YEAR BUILT: OWNER OCCUPIED: No



#### COMMENTS:

This charming family home is now ready for your new ideas. Featuring generous front and rear gardens, there is scope for a beachside dream home like others in the area or perhaps renovate and enjoy the simple lifestyle. Featuring terrific wooden floors, skirting boards and internal doors, original decorative and high ceilings. There are two rooms at the front, one with BIR. An original bathroom features the charm of days gone by. One of three family living spaces, the open plan lounge completes the charm with OFP and skylight. The country-chic kitchen cleverly combines timber and appliances with wide wooden benchtops, adjoining dining area and a pleasant outlook to the back yard. A tiled floor in the separate third living area with a second bathroom and large bedroom further adds to the flexibility of this home. There is a covered deck, some quaint sheds, beautiful paving and a tranquil garden to entertain or relax in the sea breezes in your private beachside backyard. Regents Park is just nearby with ample sporting facilities, tennis courts, golf courses, scouts, shops and schools. You just can't go wrong investing to live here. ALL ENQUIRIES CONTACT NUMBER.

#### 3 Wanda Ct ASPENDALE 3195

PRICE: \$940,000 RECORDED:

RESERVE PRICE: WALLS: SALE DATE: 17/03/2018 ROOF:

METHOD: Auction Sale BEDROOMS: 4
SETTLEMENT DATE: BATHROOMS: 2

PROPERTY TYPE: House (Res) ROOMS:

MUNICIPALITY: Kingston CARPARKS: 2

PARISH: STOREYS:

MAP REF: 93 A 5 BUILD AREA:

BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: SIDE DIMENSION:

CROWN ALLOTMENT: LAND AREA: 635
PLAN NUM/REF: FURNISHED: No

YEAR BUILT: OWNER OCCUPIED: No

COMMENTS:

At the top of a family friendly court, this well maintained 4 bedroom 2 bathroom single level home is a safe secure family haven to enjoy watching your family grow over the next decade or two. First time offered since built 23 years ago, this light and spacious charmer features a welcoming entry, elegant lounge, casual kitchen (new F+P dishwasher) overlooking the relaxing family/meals area, secluded main bedroom with WIR & tasteful ensuite; 3 further double bedrooms (BIRs), an immaculate bathroom, separate toilet and fitted laundry. The generous north facing rear garden has 3 individual pockets of garden to use as you wish, including a stencil paved alfresco area. A well designed floorplan letting in loads of natural light, it's a great family home appointed with ducted heating, air conditioning, ceiling fans, security doors, a large shed and a double carport. In this sought after position, as easy walk to parks and playgrounds, the wetland bike paths and across to the Aspendale Gardens Shopping Centre, while only minutes to the train, Aspendale Primary School, St Louis de Montfort Catholic School, gorgeous beaches, Rossdale Golf Course and cafes. For all enquiries please contact Robert Pullia 0407 323 423 or Kheone Cochrane 0425 405 519 - hockingdstuart Mentone.



### 139 Station St ASPENDALE 3195

\$935,000 RECORDED: PRICE: **RESERVE PRICE:** WALLS:

SALE DATE: 13/04/2018 ROOF: BEDROOMS: METHOD: Private Sale

**SETTLEMENT DATE: BATHROOMS:** PROPERTY TYPE:

Apartment ROOMS . MUNICIPALITY: Kingston CARPARKS: STOREYS: PARISH .

MAP RFF · 92 G 3 **BUILD AREA:** BLOCK NUMBER: FRONT DIMENSION: LOT NUMBER: SIDE DIMENSION: **CROWN ALLOTMENT:** LAND AREA:

PLAN NUM/REF: FURNISHED: Nο YEAR BUILT: OWNER OCCUPIED:

#### COMMENTS .

Exceptional Opportunity in Premium Location Prominently positioned and tightly held in the heart of vibrant Aspendale Shopping Village with secure access to the residence from the street front, this two-storey dual function dwelling delivers an exciting opportunity to secure a beautifully renovated upstairs 2-bedroom residence plus versatile ground floor shop space. The apartment boasts two great-sized bedrooms, light-filled living and dining space with mid-century modern flair overlooking the hustle and bustle below, refreshed kitchen, contemporary bathroom, separate laundry and w/c. Includes undercover garage with workshop/ storage plus large rear lot with excellent laneway access. The generous retail space enjoys prime position for passing foot traffic plus ample council car parking at front and rear. Delivering a solid investment opportunity and an exceptional location directly across from Aspendale Station and just 260m approx. to glorious Aspendale beach the possibilities are endless; lease one, both or enjoy residing above and working below in this thriving bayside locale.

## 1 Bega Ct ASPENDALE 3195

PRICE . \$930,000 RECORDED . **RESERVE PRICE:** WALLS:

SALE DATE: 10/05/2018 ROOF: METHOD: **Sold Before Auction** BEDROOMS: BATHROOMS:

**SETTLEMENT DATE:** 

PROPERTY TYPE: House (Res) ROOMS: MUNICIPALITY: Kingston CARPARKS: STOREYS: PARISH:

MAP REF: 92 K 5 **BUILD AREA: BLOCK NUMBER:** FRONT DIMENSION:

LOT NUMBER: SIDE DIMENSION: **CROWN ALLOTMENT:** LAND AREA:

PLAN NUM/REF: FURNISHED: No YEAR BUILT: OWNER OCCUPIED: No



Positioned on a 547m2 (approx.) corner block with two street frontages in an established leafy neighbourhood within walking distance to Aspendale and St Louis de Montforts Primary Schools: this well-maintained original double-storey family home offers excellent scope for a modern renovation, luxury new home or potentially redevelop (STCA). Comfortable and immaculate throughout comprising of four bedrooms (2-BIRs), two neat & tidy bathrooms, elegant formal living room, sun-filled large kitchen with meals plus additional dining/family space opening onto a paved alfresco entertaining area complete with sparkling heated in ground swimming pool and spa surrounded by beautiful established gardens. Features wall heating, a/c, garden shed, single auto garage with rear roller door access plus plenty of OSP. Relax with family time by the pool, stroll to Illuka Reserve Playground, walk/bike the Wetland trails, explore the nature reserves and enjoy the convenience of Aspendale Village shops, cafes, train and the beach.

## 5 Wongella Ct ASPENDALE 3195

PRICE . RECORDED . \$925,000 **RESERVE PRICE:** WALLS: Brick

SALE DATE: 19/05/2018 ROOF: METHOD: **Auction Sale** BEDROOMS: 3

SETTLEMENT DATE: BATHROOMS: 1 PROPERTY TYPE: House (Res) ROOMS: 5 MUNICIPALITY: CARPARKS: Kingston 3

> STOREYS: PARISH:

MAP REF: **BUILD AREA:** 92 K 6 **BLOCK NUMBER:** FRONT DIMENSION: LOT NUMBER: SIDE DIMENSION:

**CROWN ALLOTMENT:** LAND AREA: 535 PLAN NUM/REF: FURNISHED: No YEAR BUILT: OWNER OCCUPIED: No

**COMMENTS:** 

### 10 Tarlee Ct ASPENDALE 3195

PRICE: \$850,000 RECORDED:

RESERVE PRICE : WALLS : Brick Veneer

SALE DATE: 19/05/2018 ROOF:
METHOD: Auction Sale BEDROOMS: 3

SETTLEMENT DATE:

PROPERTY TYPE: House (Res)

MUNICIPALITY: Kingston

BATHROOMS: 1

ROOMS: 5

CARPARKS: 4

PARISH: STOREYS: MAP REF: BUILD AREA:

BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: SIDE DIMENSION:

CROWN ALLOTMENT:

PLAN NUM/REF:

YEAR BUILT:

LAND AREA: 533

PURNISHED:

NO

Where occupied:

No

COMMENTS:

Scope for a beachside dream home like others in the area or perhaps renovate and enjoy the simple lifestyle. Inside is a surprisingly large layout, entering huge open plan living with high ceilings throughout, coming to the original kitchen with plenty of cupboard space. Master bedroom features large build in mirror robe with separate shower. Additional 2 bedrooms all with build in robes with abundant natural light. Central bathroom with separate toilet. Ideal for growing families, renovators, retirees and investors- Great Location only 700 m from water edges- Gas heating and gas hot water service- Split air-conditioning and heating- Large remote garage including lockup workshop- Parks, School only minutes away- Quiet Street beach side court location Family park with playground at the end of the court, close to schools, shops, the train station and of course the water's edge, this is a bargain at any price. This charming family home is now ready for your new ideas.

13,935

### 2/5 Pine Cr ASPENDALE 3195

PRICE: \$822,500 RECORDED:

RESERVE PRICE: WALLS: SALE DATE: 10/03/2018 ROOF:

METHOD: Auction Sale BEDROOMS: 3

SETTLEMENT DATE:

PROPERTY TYPE: Unit

BATHROOMS: 1

MUNICIPALITY: Kingston CARPARKS: 1
PARISH: STOREYS:

MAP REF: 92 G 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:



## 18/10-12 Robertson Pde ASPENDALE 3195

PRICE: \$620,000 RECORDED:

RESERVE PRICE : WALLS : Brick Veneer

SALE DATE: 03/03/2018 ROOF:

METHOD: Auction Sale BEDROOMS:

METHOD: Auction Sale BEDROOMS: 2

SETTLEMENT DATE: 07/05/2018 BATHROOMS: 1

PROPERTY TYPE: Unit ROOMS:

MUNICIPALITY: Kingston CARPARKS: 1

PARISH: Lyndhurst STOREYS:

MAP REF: BUILD AREA:

BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: 18 SIDE DIMENSION:

CROWN ALLOTMENT:

PLAN NUM/REF: RP015940 FURNISHED: No

YEAR BUILT:

CAND AREA:

FURNISHED: No

OWNER OCCUPIED: No

COMMENTS:

# 4/6 Afton Way ASPENDALE 3195

 PRICE :
 \$532,400
 RECORDED :

 RESERVE PRICE :
 WALLS :

 SALE DATE :
 10/04/2018
 ROOF :

 METHOD :
 Sale
 BEDROOMS :

 TTLEMENT DATE :
 BATHROOMS :

 PROPERTY TYPE :
 Land
 ROOMS :

SETTLEMENT DATE:

PROPERTY TYPE: Land ROOMS:

MUNICIPALITY: Kingston CARPARKS:

PARISH: Lyndhurst STOREYS:

MAP REF: 92 J 5 BUILD AREA:

BLOCK NUMBER: FRONT DIMENSION:

LOT NUMBER: 4 SIDE DIMENSION:

CROWN ALLOTMENT: LAND AREA: 165

PLAN NUM/REF: PS815104 FURNISHED:

YEAR BUILT: OWNER OCCUPIED: No

COMMENTS:

# 1/6 Afton Way ASPENDALE 3195

PRICE: \$525,000 RECORDED:

RESERVE PRICE: WALLS:

SALE DATE: 23/03/2018 ROOF:

METHOD: Salo

METHOD: Sale BEDROOMS:

SETTLEMENT DATE: 06/04/2018 BATHROOMS:

PROPERTY TYPE: Land ROOMS:

MUNICIPALITY: Kingston CARPARKS:

PARISH: Lyndhurst STOREYS:

MAP REF: 92 J 5

BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: 1

SIDE DIMENSION:

CROWN ALLOTMENT: LAND AREA: 162
PLAN NUM/REF: PS815104 FURNISHED:

YEAR BUILT: OWNER OCCUPIED: Yes

**COMMENTS:** 

# 2/6 Afton Way ASPENDALE 3195

PRICE: \$397,000 RECORDED:

RESERVE PRICE: WALLS: SALE DATE: 27/03/2018 ROOF:

METHOD: Sale BEDROOMS:

SETTLEMENT DATE: 11/04/2018 BATHROOMS:

PROPERTY TYPE: Flat/Unit/Apartment (Res) ROOMS:

MUNICIPALITY: Kingston CARPARKS:

PROPERTY: VIOLENT CARPARES:

PROPERTY: VIOLENT CARPARES:

AMAPREE: 92.15

MAP REF: 92 J 5 BUILD AREA:
BLOCK NUMBER: FRONT DIMENSION:
LOT NUMBER: 2 SIDE DIMENSION:
CROWN ALLOTMENT: LAND AREA:

PLAN NUM/REF: PS815104 FURNISHED:

YEAR BUILT: OWNER OCCUPIED: No

COMMENTS:

The image(s) and information you are viewing is produced by cross-referencing images and data supplied by third parties. We give no warranty that the image, information or cross-referencing is accurate or complete. All warranties are expressly excluded to the fullest extent permitted by law. Our liability to you is limited to the re-supply of the image and information or the cost of the re-supply, at our option.