

# 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 : PARANA, BOWMAN, GIPSY, COLEMAN, WATKINS, HEARLE, KIANDRA, KARA, BAYVIEW, WYUNA, OZONE, IDEAL, WILSON, GLADSTONE, SOPHIA, BONAVIDA, TAYLOR, FOSTER, GROVES, ROYCROFT, GNOTUK, PARK, ALEXANDRA, NATAL, CARRINGTON, WATERSEDGE, DENMAN, DUDLEY, SINCLAIR, BANK, DERRYBEG, ABBEY, THE ESPLANADE, NEPEAN, SOMME, BAPAUME, LILLIPUT, CORREA, WALLUM, BRISTOL, CRAIGIE, GRACIE, ROSEBERRY, MORTON, NAVI, FOY, BERWEN, KELVIN, BARNES, DOUGLAS, FRANKLIN, SHOWERS, AVONDALE, THE BEACH WAY, BATH, CAMP, THE STRAND, THE AVENUE, SWANSEA, MAURY, LE SOUEF, NEWINGTON, WIMBORNE, CHADWELL, SHENFIELD, WELLWOOD, NEWBERRY, WILLIAMS, HARDING, LORD WEAVER, MONICA, TI-TREE, THE GLADE, THE WATERFRONT, STEPHENS  
STREET TYPE : (ANY)  
SUBURB : ASPENDALE, EDITHVALE, CHELSEA, BONBEACH, CARRUM  
DATA SOURCE : REI and VG/Gov  
RETURNED : 12

hockingstuart

## Results

### 702b Nepean Hwy CARRUM 3197

PRICE :	\$2,300,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	6
SETTLEMENT DATE :		BATHROOMS :	4
PROPERTY TYPE :	House (Res)	ROOMS :	7
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	97 D 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 : Showcasing spectacular million dollar beach views over the Carrum Beach shoreline to Melbourne and the Mornington Peninsula, this impressively sized beachfront residence is proudly positioned on an outstanding allotment of approximately 594sqm. A sensational opportunity for those seeking a grand home in this premier location, offering the best of coastal living. Spread over two levels, the home has been quality built and is in immaculate condition as is, whilst still offering scope for those wanting to renovate, update and make their own. The expansive upstairs living/dining area spans across the ocean front, with spectacular views of Port Phillip Bay and opens to a full width entertainment deck. The hostess kitchen is generous in proportions with quality finishes. There are three bedrooms serviced by a family bathroom whilst the master offers a modernized ensuite. Downstairs showcases a large entrance foyer, another 3 robed bedrooms, a spacious lounge and dining room with an adjoining kitchen, 2 bathrooms and a separate laundry. This area is completely self-contained, making it ideal for in law accommodation, a teenage retreat or it could easily be easily sublet. Further enhanced by heating, open fire place, split system cooling and a private, paved rear yard that includes your own private gate onto the sands of the beach. Car accommodation is also well taken care of with the two double remote garages. Exceptionally situated within an easy walk to shops, cafes and station - this is your chance to live the dream!

## 1/2 Harding La BONBEACH 3196

PRICE :	\$2,250,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	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 : This 48 squares ( approx ) magnificent, architecturally designed, 4 bedroom plus study with 2 living is situated on the quiet white sands of Bonbeach. Double storey with endless 180' views of the City and the Peninsular from the entertaining balcony. This property is perfect for the family that enjoys a relaxing low maintenance lifestyle with plenty of room to move. Situated in the heart of Bonbeach - 2 minute walk to the Train Station, shops and surrounded by all that Bonbeach has to offer: Patterson River, Bicentennial Park, Patterson River Golf Club, Bonbeach Kindergarten and Primary school. Other features include: \*3 large bedrooms ( incl BIW ) and family size bathroom. \*Master suite and oversized en-suite - including spa bath. \*2 separate living areas. \*1 large balcony and an entertaining covered timber deck with small garden. \*Modern kitchen with stone benches, Smeg appliances. \*Wall to wall cupboards for storage in the kitchen. \*Timber flooring throughout \*Grand entrance with study off to the side. \*Oversized windows to let in the light \*Double garage \*State of the art heating and cooling, Gas fire and A/C units downstairs. Properties this size and location are very rare and this beautiful home is sure to impress. Contact us NOW for a private inspection or more information.

## 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  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 B 2  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



**COMMENTS :** 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.

## 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.

## 13/616-617 Nepean Hwy CARRUM 3197

PRICE :	\$1,211,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 C 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** It's all about lifestyle and location when you enter this light filled beachfront townhouse with spectacular bay views. With views from Arthur's Seat to Melbourne's CBD and with the sand and water at your doorstep, this kind of opportunity is rarely available. This superb property offers a large entrance hall and atrium, 3 double bedrooms, the generous master with ensuite plus a study or fourth bedroom opening out onto a paved rear courtyard that includes your own private gate to access the beach. There is a surprisingly spacious open plan living and dining area that flows out to the private balcony, a custom designed kitchen with granite benches and quality appliances, 2 remote car garages plus all the luxuries you would expect from a home of this quality. All of this perfectly located, only minutes to the station, shops and cafes. If it's a relax after work on the balcony watching the sunset you desire or an early morning walk on your own beach, then this beachfront beauty is a must see.

## 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.

## 3a Wellwood Rd BONBEACH 3196

PRICE :	\$1,200,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 C 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Beachside living is at its absolute finest in this custom built residence with the sand and shores of magnificent Bonbeach foreshore only steps away. Quietly tucked away at the rear of two, sitting proudly on a generous allotment of approximately 348sqm, this contemporary townhouse flaunts style and luxury across its expansive open plan layout - providing an exceptional entertaining oasis for year round enjoyment. The home offers an immediately welcoming ambiance with a vast entry leading to an open plan kitchen and dining area featuring high end finishes, including stainless steel appliances, fabulous cupboard and bench space, a butler's pantry and feature parquetry floors. There is also a spacious light filled lounge room as well as a separate sun room/2nd living room opening to an expansive outdoor entertainment deck. On the upper level are the 3 bedrooms - all robed, including a master with full ensuite and private sun balcony. This level also offers a fitted study or sitting room. Notably appointed with ducted heating, split system cooling, powder room, double remote garage plus room for additional cars. Set in a highly sought after locale, within easy walk of the station, main shopping strip, cafes and restaurants.

## 2/9 Stephens St CARRUM 3197

PRICE :	\$1,110,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	17/04/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS335615	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

## 1/2 Chadwell La CHELSEA 3196

PRICE :	\$646,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	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 : 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!

# 4/177 Nepean Hwy ASPENDALE 3195

PRICE :	\$580,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	04/05/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	92 J 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP002682	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

## COMMENTS :

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