

hockingstuart

PH: 03 9583 3246

FAX:

DATES : 01/12/2019 and 29/02/2020
PROPERTY TYPE : All Property Types
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE :
STREET NUMBER : (ANY)
STREET : (ANY)
STREET TYPE : (ANY)
SUBURB : CHELTENHAM
DATA SOURCE : REI and VG/Gov
RETURNED : 65

hockingstuart

Results

85 Tulip St CHELTENHAM 3192

PRICE :	\$9,824,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	31/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	
SETTLEMENT DATE :	01/01/2020	BATHROOMS :	
PROPERTY TYPE :	Factory	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 C 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	13,861
PLAN NUM/REF :	PS420986	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

138-140 Argus St CHELTENHAM 3192

PRICE :	\$2,090,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Warehouse	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,920
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : With two crossovers, two high-span roller doors, an expansive frontage with a total floor space of 1520sqm approx and 1920sqm land, this substantial property offers multiple options. Stretched out on a wide frontage with wide open space behind, this substantial property is offered with vacant possession and vast possibilities - with space to fit a substantial business and scope to allow for on-going growth. In addition, there's the opportunity to utilise mirrored space and access, divide as separate premises, and invest and occupy or double the investment opportunity. Whatever the plan, this well-resourced facility with reward and existing infrastructure including reception and five office areas (all with individual reverse-cycle air-conditioners) around a central showroom space, two lunchrooms with kitchen facilities (one at ground-level, one on a mezzanine), male and female WC facilities and multiple storerooms. Styled for business use, these flexible spaces even offer the option to provide caretaker quarters, with robe-fitted possible bedroom space and shower facilities STCA. Appointed for industrial use with 400amp power and commercial gas supply, the property is secured by CCTV and alarm, with the option of multiple airlines and easy-access parking for a dozen cars. Located in a clean-industrial and retail-outlet precinct adjacent to Le Page Park, this versatile property may even have a flexible future. This adaptable property is positioned to accommodate even the most wide-ranging fast-developing plans. For more information about this broadly versatile property contact Adam Gillon (0418 313 354) or Noel Susay (0450 069 506) at Buxton Hampton East.

16 Sinclair St CHELTENHAM 3192

PRICE :	\$1,500,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 H 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 : Escape to an entertainer's paradise of poolside living amongst the palm trees in this relaxed 4 bedroom + study 2.5 bathroom family home. Warm and inviting, this cheery haven enjoys an elegant lounge and dining room with quality drapes, a downstairs guest bedroom/study (cabinets), sensational open plan entertaining with a modern family kitchen (2 ovens, Asko dishwasher), powder room & fitted laundry. Upstairs has 3 big bedrooms (BIRs) including the main with spa ensuite & WIR; casual bathroom and a fitted 2-person study area. The gorgeous rear garden is the perfect entertainer's sanctuary with a covered deck, solar heated salt water pool and spa, and a fabulous poolhouse with slate floors and an adjoining bathroom via a storage room. An idyllic lifestyle for a growing family, this family favourite is appointed with ducted heating, ceiling fans, loads of custom cabinetry, an alarm, video intercom, keyless entry to the auto gate and a carport. Hidden away in this no through road between Southland Shopping Centre and Charman Road shops, walk to the train, cafes, Cheltenham Primary School, Cheltenham Park and world-renowned golf courses.

10 Correa Av CHELTENHAM 3192

PRICE :	\$1,480,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	86 F 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	580
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

12a Ward St CHELTENHAM 3192

PRICE :	\$1,455,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	27/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	6
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	898
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Attention to detail, chic style & year-round indoor-outdoor entertaining abound in this brand-new townhouse. Custom-built elements combine with state-of-the-art fixtures & fittings making this opportunity beyond compare. Glorious open plan living is complemented by striking timber panelled ceilings & polished concrete floors, forming a seamless flow to a manicured garden with a tranquil entertaining zone with banquette seating & firepit. The family allure continues with the culinary kitchen complete with stone benchtops & the latest stainless appliances, including a Vintec fridge in the butlers kitchen. The substantial living continues with a guest suite & an enormous main bedroom domain with extensive built-in wardrobes & sumptuous double ensuite, followed by two fully fitted bedrooms, a luxurious hotel-style bathroom with a freestanding bath & uber chic black tapware, concluding with a cinema room. Up-to-the-minute amenities include secure entry, hydronic heated floors, zoned ducted heating & refrigerated cooling & a remote access garage in the new lifestyle locale minutes from Southland, Cheltenham East Primary & Secondary school.

31 Devon St CHELTENHAM 3192

PRICE: \$1,433,000
RESERVE PRICE:
SALE DATE: 22/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 86 K 2
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:
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: Sitting proudly on approx. 651sqm of prime Golden Triangle land, this beautifully renovated Californian bungalow is ready for its next chapter. Perfectly melding period charm with contemporary style and comforts, the 4+bedroom home effortlessly meets the expectations of today's families thanks to its open plan living areas, fabulous alfresco setting with sparkling in-ground pool and flexible accommodation that will easily adapt as your family grows. Blessed with a sundrenched northerly rear, the home features both formal and casual living areas the lounge & dining room both have open fireplaces whilst a gas log fire can be found in the rear family room. The contemporary kitchen is centrally positioned here stainless steel appliances & plenty of preparation space are sure to please the keen chefs of the family. From here, head out to the sheltered alfresco deck & solar heated pool for easy summer entertaining. A luxe ensuite with decadent rain shower stars in the master bedroom; the three remaining bedrooms all share a spa bathroom with separate WC. An added bonus is the freestanding teen retreat/home office with kitchenette to the rear of the property. It is serviced by an external bathroom which is also perfect for rinsing off after a swim in the pool. Ducted heating, evaporative cooling, extensive attic storage with drop down ladder, parking behind gates plus garage are among the inclusions. In an area long popular with families, the home is in the Mentone Girls' & Parkdale Secondary zones, close to Southland, Mentone & Cheltenham shopping precincts, public transport and the bay. For more information about this timeless Golden Triangle charmer please contact Trevor Bowen at Buxton Mentone on 0417 501 327.

12b Ward St CHELTENHAM 3192

PRICE: \$1,425,000
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: PS813621
YEAR BUILT:

RECORDED:
WALLS: Brick Veneer
ROOF:
BEDROOMS: 4
BATHROOMS: 3
ROOMS: 6
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 296
FURNISHED: No
OWNER OCCUPIED: Yes



COMMENTS: Innovatively designed for the ultimate indoor-outdoor lifestyle, this new townhome exudes state-of-the-art functionality. An inspired palette of natural products like concrete & timber are showcased throughout, including the open-plan domain with glass splashback, undermount fridge, Calacatta island bench & a fully appointed butlers pantry ideal for easy-care entertaining. A seamless design extends outdoors where decking, concrete seating & established bamboo creates a luxe resort ambience, further enhanced by a decadent guest bedroom with ensuite, spacious laundry & a powder room. Upstairs presents two additional bedrooms with substantial built-in robes & plush wool carpet & a deluxe master with beautifully appointed hotel-style ensuite & wall-to-wall fitted robes. A home theatre behind a recessed door & central bathroom with Quantum Quartz Marquins porcelain vanity & stunning black tapware will inspire. Other features include hydronic heated floors, zoned ducted heating & refrigerated cooling, timed lighting & a remote access garage. Set in a premium lifestyle locale, this home is mere steps from local amenities, close to Southland, Cheltenham train station & Cheltenham East Primary School.

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.

149 Weatherall Rd CHELTENHAM 3192

PRICE : \$1,376,000
RESERVE PRICE :
SALE DATE : 07/12/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 86 H 3
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 : 616
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : See the light, walk to the station, appreciate this family-wise accommodation! Sized up with a genuine four bedroom, two bathroom, dual zone floorplan, this brick home shines with a large formal lounge, a relaxed family zone wrapping a large north-facing deck (with undercover area) and children's bedrooms in a front wing plus a big master bedroom beside its own bathroom. Updated with a stone and European appliance kitchen fronted by a massive timber-topped dining bench and luxe fully-tiled bathrooms, this solid home offers family comforts including fan-cooled robe-fitted bedrooms, reverse-cycle air-conditioning, ducted heating, polished hardwood floors and plentiful parking including a garage and carport! Just 100m from the Reserve and a few blocks to the Charman Rd shopping strip and station, this light-filled and well-located home shines within a jog of the bay and in the zone for both Mentone Girls College & new Beaumaris Secondary College. For more information about this sizeable family home contact Christian Hegarty and Louise Herterich.

43 Tulip Gr CHELTENHAM 3192

PRICE :	\$1,360,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	814
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A fabulous 814sqm (approx.) with GRZ1 zoning at the heart of Bayside's celebrated Sandbelt region with brilliant proximity to Southland, fine schools and the beach! Whether you are seeking a new home site, possible subdivision (STCA) or a blank canvas to add your own contemporary flair, this is an exciting proposition in a highly sought-after family neighbourhood. Idyllically situated on a tree-lined street beachside of the highway, the existing home is in mostly original, yet comfortable condition and features a generous lounge & dining room with warm polished floors, open-plan kitchen/meals area plus sunroom. Three good-sized bedrooms, a bright family bathroom, large laundry with separate WC, along with wall heating, air-conditioning & lock-up garage are also on offer. With a practical floor plan and solid foundations there are options to rent out and earn a rewarding income whilst you contemplate your next steps, refresh with some modern updates or simply move in and enjoy everything this sensational neighbourhood has to offer. The new Southland railway station is within easy reach, whilst elite golf courses, highly regarded schools and the foodie delights of the Concourse, Charman Road and Black Rock are all just moments away - do not miss this exceptional opportunity in the ultimate lifestyle location.

20 Erskine Av CHELTENHAM 3192

PRICE :	\$1,310,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :	06/02/2020	BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	15	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	576
PLAN NUM/REF :	LP010882	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Life is for the living and here is a neighbourhood that makes life a real joy! Surrounded by some of Worlds premiere golf courses including Victoria Golf Club & Royal Melbourne Golf Club (soon to be hosting the Presidents Cup in December) and moments to Cheltenham shops & train station, this pristine family home enjoys having the best of bayside at its fingertips. Immaculately presented and set in colourful gardens of approximately 576sqm, this appealing home laps up northern sunshine across its front boundary ensuring that both the formal lounge/dining room with inviting wood burner plus a large well-equipped kitchen are flushed with light. Featuring a relaxed breakfast bar and quality Miele/Bosch appliances, the spacious kitchen also offers a large pantry and attractive garden outlooks. A second living and meals zone out to the rear is a real bonus for families, it showcases bi-fold doors that can be thrown open to the generous garden where there is ample space for a pool if desired, whilst three generous bedrooms plus a versatile study/4th BR offer yet more appeal. Renovated and ultra-stylish, a luxurious fully-tiled bathroom with matte-black fittings and freestanding bath services the home - a full laundry with access to a shaded BBQ pergola is also offered along with a second WC, considerable storage throughout plus hydronic heating/evaporative cooling, alarm, shed and a tandem carport behind auto gates.

16 Keamy Av CHELTENHAM 3192

PRICE: \$1,301,000
RESERVE PRICE:
SALE DATE: 13/12/2019
METHOD: Sale
SETTLEMENT DATE: 13/02/2020
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF: 77 J 11
BLOCK NUMBER:
LOT NUMBER: 20
CROWN ALLOTMENT:
PLAN NUM/REF: LP053160
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 4
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 634
FURNISHED:
OWNER OCCUPIED: No



COMMENTS :

198 Weatherall Rd CHELTENHAM 3192

PRICE: \$1,267,000
RESERVE PRICE:
SALE DATE: 07/12/2019
METHOD: Sold Before Auction
SETTLEMENT DATE: 21/02/2020
PROPERTY TYPE: House (Res)
MUNICIPALITY: Bayside
PARISH: Moorabbin
MAP REF: 86 H 3
BLOCK NUMBER:
LOT NUMBER: 2
CROWN ALLOTMENT:
PLAN NUM/REF: PS629115
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS: 2
ROOMS:
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 328
FURNISHED: No
OWNER OCCUPIED: Yes



COMMENTS : Be impressed by the volume of space and designer qualities found in this contemporary 3 bedroom 2 bathroom beachside haven expertly built by Loewe Projects. With clerestory windows and cantilevered eaves creating a spectacular statement of architectural flair, this brilliantly light home enjoys a wide entry hall introducing the newly polished floorboards, a magnificent main bedroom (dressing room & chic ensuite with bidet), 2 further bedrooms (custom BIRs), a fitted laundry with a clothesline courtyard and an amazing open plan entertaining area with dynamic stone kitchen (Miele appliances). Bi-fold doors open to a west-facing covered deck with olive tree screening. Enjoying a splash of red to add to the bold contemporary finish, this savvy lifestyle retreat is perfect for downsizers who love to entertain, complete with zoned ducted heating/air conditioning, external blinds, an alarm, video intercom, ducted vacuum, speaker system, solar hot water, water tank, a double auto garage with great storage and a secure parking bay for caravan/boat. Beachside living, an easy walk to Charman Road shops, cafes, restaurants and train, minutes to Cheltenham Park, exclusive golf courses, Seaview shops and the beach, zoned for Beaumaris Secondary College and Mentone Girls' Secondary College. Clerestory windows throughout Newly polished floorboards Amazing open plan entertaining Double auto garage + secure parking bay Beaumaris Secondary College zone

23 Olympic Av CHELTENHAM 3192

PRICE: \$1,240,000
RESERVE PRICE:
SALE DATE: 23/01/2020
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: House
MUNICIPALITY: Bayside
PARISH:
MAP REF: 77 F 12
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: High-gabled, handsome and fabulously free and easy, this is standalone stand-out at a Gold Medal Pennydale address. Completely freestanding on its own private block, this versatile up to four bedroom/up to three living zone, two bathroom home offers unbeatable adaptability with formal and family zones plus a clever sitting-room/study/fourth bedroom, a gorgeous ground-floor master-suite and two courtyard areas one to entertain in the afternoon sun, the other to add to master-suite privacy! Presented in timeless style with a glossy stone and prestige appliance kitchen angling out into the principal living zone, and classic black and white bathrooms including an elegant ensuite, centrally heated home has air-conditioners and fans for most rooms, a built-in or walk-in robe for every bedroom, and a double garage under the roofline. Best of all it has its own private block in this prized beachside of the Highway position just 50m to Pennydale Park and 500m to Southland station with the world-class Sandbelt Golf Courses all around and the soon-to-be newly refurbished Cheltenham retail and rail precinct close! For more information about this standalone Pennydale home contact Leigh Fletcher (0419 367 228) or Noel Susay (0450 069 506) at Buxton Hampton East.

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:

36 Wingrove St CHELTENHAM 3192

PRICE: \$1,200,000
RESERVE PRICE:
SALE DATE: 08/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Bayside
PARISH:
MAP REF: 77 K 10
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 4
BATHROOMS: 2
ROOMS:
CARPARKS: 3
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 598
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS:

15 Cavanagh St CHELTENHAM 3192

PRICE:	\$1,200,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	26/02/2020	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	4
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	87 A 1	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	598
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

19 Moonda Gr CHELTENHAM 3192

PRICE:	\$1,200,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	29/02/2020	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:		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 :



5 Kallista Ct CHELTENHAM 3192

PRICE:	\$1,167,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	15/02/2020	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	4
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	87 D 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 :

40 Silver St CHELTENHAM 3192

PRICE: \$1,130,000
RESERVE PRICE:
SALE DATE: 15/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Bayside
PARISH:
MAP REF: 87 A 1
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: 642
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS :

27b Parnell St CHELTENHAM 3192

PRICE: \$1,128,000
RESERVE PRICE:
SALE DATE: 22/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Bayside
PARISH:
MAP REF:
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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

COMMENTS :

20 Renowden St CHELTENHAM 3192

PRICE: \$1,060,000
RESERVE PRICE:
SALE DATE: 15/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House
MUNICIPALITY: Bayside
PARISH:
MAP REF:
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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

COMMENTS :

80 Chesterville Rd CHELTENHAM 3192

PRICE :	\$1,050,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	20/12/2019	BATHROOMS :	
PROPERTY TYPE :	Retail (Com)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :	77 J 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

TH2/7 Tulip Gr CHELTENHAM 3192

PRICE :	\$1,045,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	213
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Botanic Cheltenham offers the best of Bayside living with this three-bedroom, two-bathroom plus powder room and study townhome is a statement of timeless elegance. At a glance... * Approx. 213.43sqm of living (internal 180.4sqm, external 33.03sqm approx.)* 3 large bedrooms, main WIR and ensuite, others with BIRs* Fabulously far-reaching, open-plan living and dining* High-quality, stone-topped Miele kitchens * Family-sized bathroom with bath* Expansive north-facing courtyard * Timber flooring, plush carpets and sleek tiling* Reverse-cycle heating/cooling throughout* Double glazed aluminium windows* Secure parking for 2 cars Surrounded by exceptional amenities; shopping, parks and sporting venues located on the beachside of the Nepean Highway, in a highly sort after part of Cheltenham, you'll be spoilt for choice in this tranquil beachside suburb. Some of Australia's premium golf courses are at your doorstep with the Royal Melbourne Golf Club being home of the Presidents Cup held bi-annually features 24 of the world's top golfers.Half Moon Beach is just 7 minutes away; you'll be enjoying a beachside walk, swimming or if yachting is more your thing the Sandringham Yacht Club is under 10 minutes drive away.

1/1-3 Gillman St CHELTENHAM 3192

PRICE :	\$1,040,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	20/02/2020	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 H 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS815912	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

93 Devon St CHELTENHAM 3192

PRICE:	\$1,032,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	09/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	Townhouse (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	87 B 2	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	475
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS: Renovated and refreshed to deliver the very best in relaxed family living, this stunning 3-bedroom home is one of the Golden Triangle's best finds. Occupying a prime position in this highly desirable neighbourhood, it dishes up class and sophistication and just moments to the Follett Rd shops, Evesham Rd preschool, public transport and more. Offering instant street appeal thanks to its contemporary yet low maintenance front garden, the home opens to a welcoming living/dining area where a cosy wood burner fireplace takes centre stage. Enhanced by on-trend plantation shutters, this fabulous space leads to the luxe designer kitchen which spills to a sweet alfresco terrace - sheltered and private, this is the perfect spot to soak up the morning sunshine. All of the bedrooms are generous in size with BIR's; parents will love the sundrenched north-facing master boasting a gorgeous ensuite & walk-in robes, and enjoying tranquil outlooks to the sunny back yard. A breathtaking main bathroom with decadent freestanding tub, laundry and study nook with outdoor access, comprehensive high definition security, ducted heating & cooling, split system and auto garage are among the many inclusions. With absolutely nothing left to be done, this beautiful home is in the prized Mentone Girls' and Parkdale secondary zones.

25a Oak Av CHELTENHAM 3192

PRICE:	\$1,020,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	07/12/2019	ROOF:	
METHOD:	Auction Sale	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: Raising the bar when it comes to townhouse living, this executive Golden Triangle residence dishes up attractive spaces, fabulous proportions and a low maintenance lifestyle to envy. Desirably accessed off low-traffic Haughton Street, the home is just moments to childcare options and a range of shops, along with being zoned for both Mentone Girls' and Parkdale secondary colleges. Positioned on 315sqm (approx.) the floorplan offers up a huge living/dining zone which boasts multiple windows oriented to capture streams of northern sun. Creating the perfect entertaining hub, the large kitchen pleases with considerable cupboard and preparation space along with stainless steel appliances - it looks out across a light-flushed sunroom to the private alfresco deck. Calling out to downsizers who seek both accessibility and space, two of four bedrooms, including the large ensuite master plus a shower bathroom, are conveniently positioned on the ground-floor. All bedrooms benefit from substantial fitted robes; a second living area upstairs with balcony is yet another bonus for families. Including a light-filled upstairs bathroom and full-size laundry with courtyard access to the double auto garage (with rear roller door), the home also offers ducted heating, split system cooling and ceiling fans, along with an alarm, water tank & shed.

9 Nancy St CHELTENHAM 3192

PRICE:	\$1,020,000	RECORDED:	
RESERVE PRICE:		WALLS:	Weatherboard
SALE DATE:	22/02/2020	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	590
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS:

37 Eunice Dr CHELTENHAM 3192

PRICE: \$1,006,000
 RESERVE PRICE:
 SALE DATE: 28/02/2020
 METHOD: Sold Before Auction
 SETTLEMENT DATE:
 PROPERTY TYPE: House (Res)
 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:
 FURNISHED: No
 OWNER OCCUPIED: No



COMMENTS :

3b Shirlian St CHELTENHAM 3192

PRICE: \$995,000
 RESERVE PRICE:
 SALE DATE: 22/12/2019
 METHOD: Private Sale
 SETTLEMENT DATE:
 PROPERTY TYPE: House
 MUNICIPALITY: Bayside
 PARISH:
 MAP REF: 87 D 2
 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 : Displaying quality workmanship with incredible attention to detail at every turn, this brand new town residence is matched by an enviable family location just moments to shops, parks and transport. The many attractions of DFO are merely metres away, as are bus stops and the beautiful green expanses of Kingston Heath Reserve. To cap off a top-shelf proposition is prized zoning for Cheltenham Secondary College. Recently completed by renowned Designer Range Homes and oozing both style & sophistication, this flawlessly finished residence is desirably oriented to the north - its open plan living/dining zone bathed in streams of natural sunlight throughout the day. A first-class kitchen showcases stainless steel appliances and chic stone benchtops; it is perfectly placed for effortless indoor/outdoor entertaining thanks to direct access to the sundrenched deck and landscaped gardens beyond. All of the bedrooms are peacefully positioned upstairs; both the ensuite & main bathroom are fully tiled and luxuriously appointed. An added bonus is a ground floor study and powder room along with an auto garage - or possible rumpus room/home office - with side access which is ideal for those working from home. Under tile heated floors to en-suite, bathroom and kitchen, split system heating/air-conditioning and gas boosted solar. H.WS and 3000 Litre water storage tank connected to WC's. Euro laundry are among the home's many highlights.

22 Alray Dr CHELTENHAM 3192

PRICE: \$982,000
 RESERVE PRICE:
 SALE DATE: 07/12/2019
 METHOD: Auction Sale
 SETTLEMENT DATE: 20/01/2020
 PROPERTY TYPE: House (Res)
 MUNICIPALITY: Kingston
 PARISH: Moorabbin
 MAP REF: 87 B 1
 BLOCK NUMBER:
 LOT NUMBER: 3
 CROWN ALLOTMENT:
 PLAN NUM/REF: LP075132
 YEAR BUILT:

RECORDED:
 WALLS: Brick
 ROOF:
 BEDROOMS: 3
 BATHROOMS: 1
 ROOMS: 4
 CARPARKS: 3
 STOREYS:
 BUILD AREA:
 FRONT DIMENSION:
 SIDE DIMENSION:
 LAND AREA: 565
 FURNISHED: No
 OWNER OCCUPIED: No



COMMENTS : Boasting approx. 565m2 of prime Cheltenham real estate, this solid brick home awaits it's new owner. Situated in a highly sought after pocket of Cheltenham, this home presents an excellent opportunity. Featuring:- 3 generous bedrooms, two with built in robes and one with direct access to the outdoor entertaining area- Kitchen with stainless steel appliances, blending seamlessly with the living & dining area- Study or home office- Main central bathroom with bathtub - Ducted heating & air-conditioning in living area- Separate laundry with direct yard access- Great yard space with covered entertaining arealn the heart of Cheltenham with Southland, schooling, parks & public transport all at your fingertips. Right in time for summer, this is a rare opportunity indeed. Whether you're looking to renovate, extend or rebuild (STCA), you don't want to miss out on this one. Contact Peter or Josh today!

25 Jennifer St CHELTENHAM 3192

PRICE:	\$950,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	20/02/2020	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:		STOREYS:	
MAP REF:	87 A 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 :

4 Gardenia Cr CHELTENHAM 3192

PRICE:	\$943,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	01/02/2020	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	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 :

2/1 Latrobe St CHELTENHAM 3192

PRICE:	\$905,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	07/01/2020	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	Townhouse (Single)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		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.

82 Bernard St CHELTENHAM 3192

PRICE : \$900,000
RESERVE PRICE :
SALE DATE : 28/02/2020
METHOD : Sold Before Auction
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 78 A 10
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 : 579
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Feast your eyes on this untouched 3 bedroom cream brick classic on a 578sqm approx. corner block. In well-established gardens with rental potential, for the time being, you can wipe the slate clean & create an exciting new residential development in this sought after spot (STCA). As a rental, you have 3 good size bedrooms (BIRs), 3 flowing living areas, a classic kitchen, gas heating, retro bathroom, and a double garage via Cavanagh Street, or you could renovate, rebuild or redevelop to make it really shine. A superb proposition, decades in the making, opposite Cheltenham Secondary College & the bus, metres to Bernard St shops & close to trendy cafes, Waves & Southland.

3.06/30 Munro Av CHELTENHAM 3192

PRICE : \$875,000
RESERVE PRICE :
SALE DATE : 12/02/2020
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : Apartment
MUNICIPALITY : Bayside
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 : 126
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : A private, secure and stylish celebration of natural light and functional space, this stunning 3-bedroom, 2-bathroom apartment incorporates the finest finishes with timeless design. Every dazzling detail has been carefully considered and lovingly crafted, influenced by the best of contemporary living today with a vision for tomorrow. At a glance... * Approx. 126sqm of living (internal 96sqm, external 30sqm) designed by leading Bayside architects Moull Murray* 3 large bedrooms with BIRs, main with ensuite* Supremely spacious open-plan living and dining* Entertainers kitchen showcasing Miele appliances, stone benchtops, wood veneer finishing and 2-pac cabinetry* Luxurious, fully tiled bathroom with marble-look, stone-topped vanity* Concealed laundry* Entertainers leafy terrace with ample space * Stylish timber flooring and plush wool blend carpets* Video intercom entry and lift access* Secure basement car parking plus storage cage* Split-system heating and cooling* Sunlit communal courtyardAll moments away from Sir William Fry Reserve and Southland shopping and train station. Easy to love, exceptional to live in and effortless to rent out, this is luxury, low-maintenance Bayside living with high-impact results!

2/10 Harpley St CHELTENHAM 3192

PRICE :	\$840,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	08/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 B 4	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 : Escape the rental rat race, invest in hot property or downsize to the Golden Triangle thanks to this superb villa in Cheltenham's sought-after Golden Triangle. The rear home of just two on the block, it offers low maintenance ease with a short distance to the beach, meaning a laidback lifestyle is yours for the taking. Tucked away, there is real peace and privacy both in the spacious interiors and fabulous alfresco zone. Newly polished satin timber floors flow through the light-splashed living and dining zone and on to a bright well-equipped kitchen. With a relaxed breakfast bar and a peaceful outlook to a broad entertaining deck, this is the perfect space to welcome family and friends. Spilling from the deck, the mod-grass lawn will look after itself, its high fence and leafy surrounds creating a perfect space to unwind outdoors. The two double bedrooms are separately zoned, and both boast generous fitted wardrobes plus individual split systems, the master also enjoying access to the central bathroom providing both a shower and bath. A separate WC is also included along with a full laundry, third split system, ducted heating and auto garage. Moments to buses, near neighbourhood shops, Southland and DFO, this prized position is also zoned for both Mentone Girls' and Parkdale secondary colleges.

1/18 Devon St CHELTENHAM 3192

PRICE :	\$840,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	24/02/2020	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS818845	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

2/42 Chesterville Rd CHELTENHAM 3192

PRICE :	\$827,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	77 J 12	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 : Be on the edge of the action with fabulous shops, cafes, restaurants and entertainment at your door in this Tuscan style 3 bedroom 2 bathroom single level villa. Beautifully spacious in quiet comfort, this sun filled home enjoys a charming lounge with gas fireplace, north facing dining area, fabulous kitchen with loads of bench space, walk in pantry and stainless steel appliances; a private main bedroom with WIR and tasteful ensuite; and a separate wing with 2 double bedrooms (1 with BIRs), a cheery bathroom and fitted laundry. In rambling low maintenance gardens with a paved patio, this modern abode is one of two and features ducted heating, air conditioning, security shutters, security doors and a double auto garage (internal access). Opposite Southland Shopping Centre close to the bus interchange, within walking distance of the train, childcare, schools, parks and community facilities.

1/25 Wedd St CHELTENHAM 3192

PRICE :	\$814,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	14/02/2020	BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 K 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	262
PLAN NUM/REF :	RP008895	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

1/3 Ashleigh Ct CHELTENHAM 3192

PRICE :	\$810,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	08/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	78 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 :

25 Siede Ct CHELTENHAM 3192

PRICE :	\$781,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	08/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	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 : Surrounded by quality homes in a "hidden" court, this sizeable two bedroom, 1.5 bathroom home adds up to a sensational Sandbelt buy with lawned garden areas on two sides and a rear gate leading to Bay Rd that puts Southland within 200ms, the thriving Highett strip and station within an easy walk, plus the additional bonus of having the new Southland train station nearby also. Stylishly renovated with new stainless-steel appliance kitchen, this classically styled brick beauty features fresh paintwork, Split systems throughout and an abundance of storage. Wonderfully well-proportioned with generous double bedrooms, this centrally heated home stars a clever two-way ensuite-bathroom plus ground-floor WC, a master walk-in-robe plus built-in robes and an intercom plus a secure garage which has also been converted to a multi-purpose room fitted with a split system. The garden (front and rear) has been recently landscaped and offers plenty of room for entertaining during these warmer summer days. Not a single stone was left unturned during the preparation of this home, it has been looked after and immaculately kept over the years. With great garden space all around, a brilliant beachside-of-the-Highway address and all you could need within a walk, this extraordinary opportunity is simply awaiting its new owner to just come and turn the key.

2 Everest Dr CHELTENHAM 3192

PRICE :	\$780,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	04/02/2020	BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 J 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	324
PLAN NUM/REF :	CS001034	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Local lattes are within steps, Southland is within a stroll, the pool and courts are yours to share and true single-level living is right herethis is the place to access it all! At the gateway to the tightly-held Pagewood Park Estate, this sizeable two bedroom freestanding home offers easy-access single-level living (without a step from front door to wraparound courtyard) with access to every lifestyle amenity you could want! Expansive by design with lounge, dining and kitchen areas beneath a soaring vaulted roofline, this easy-living design has over-sized double bedrooms zoned with a super-sized two-way ensuite-bathroom, outlooks to the carefree paved courtyard from every room and wide glass sliders from the living zone. Presented in classic style with prestige appliances updating the modern kitchen, a handy separate WC for the bathroom, and solid hardwood floors for living and traffic areas, this well-appointed home stars a master walk-through robe, an air-conditioner plus gas-heating and a super easy-access double auto-garage. Steps to the shops, a stroll to Southland and a wander to Waves, this is accessible single-level living with access to all the lifestyle extras even the shared facilities of this unique estate including pool, tennis courts and parklike grounds!

3/14 Jack Rd CHELTENHAM 3192

PRICE :	\$770,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	24/01/2020	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	4
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 F 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS649052	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Welcome to a great surprise... an outstanding modern low maintenance, architectural cutting-edge design in this prized Bayside Sandbelt location. This property represents exceptional value in this highly sought-after neighbourhood. Privately positioned at the rear of the block, this stunning top-quality home will undoubtedly impress the most discerning buyer. At entry level for a contemporary unit in the area, this property will suit first home buyers, owner occupiers & investors. Offering an entrance hall with adjoining study area, sunny spacious open plan living room adjoining a large modern kitchen both facing north, two bedrooms, master with ensuite, 2 bathrooms, a large single lock up garage with space for a second car behind and ample storage. The property is further complemented with heating and cooling, instantaneous gas hot water, European Oak wide board floors, quality Blanco appliances, stone bench tops, glass splashbacks. With transport at the door, Southland and the train station just around the corner with numerous golf courses nearby, this unit wont last.

2/78-80 Wilson St CHELTENHAM 3192

PRICE :	\$730,000	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 :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	77 K 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP017628	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

2/32 Centre Dandenong Rd CHELTENHAM 3192

PRICE :	\$728,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 K 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 :

4/9 Argus St CHELTENHAM 3192

PRICE :	\$720,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	77 J 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 :

4/17-19 Hilda St CHELTENHAM 3192

PRICE :	\$702,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	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 :

5/6 Jean St CHELTENHAM 3192

PRICE:	\$665,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	07/12/2019	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	22/01/2020	BATHROOMS:	2
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Moorabbin	STOREYS:	
MAP REF:	77 H 12	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	9	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	76
PLAN NUM/REF:	PS727998	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

1/32 Jean St CHELTENHAM 3192

PRICE:	\$661,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick
SALE DATE:	09/12/2019	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Apartment	ROOMS:	3
MUNICIPALITY:	Bayside	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 : Position perfect so close to Southland and the train, yet quiet in this leafy street, this warm and welcoming 2 bedroom villa retains its 70s vibe giving you the structure and space for a funky renovation. Be impressed by the space of the generous living & dining area, love the north facing sun in the retro kitchen (new stove), and then enjoy the comfort of the spacious main bedroom (wall of BIRs), the charm of the 2nd bedroom (BIRs), the classic bathroom, dual access toilet and the separate laundry. The north facing courtyard garden is paved with a garden potter's area at the end, while the home is immaculate inside and comfortable with modern features including R/C air conditioning, security doors, external blinds, a lock up garage and enough room in front for a second car. A terrific entry level home or an investment in lifestyle where you literally can walk to everything – shops, cafes, cinemas, train, the bus exchange, schools, kindergarten, Cheltenham Park, William Fry Reserve's Farmer's Market and major golf courses. • Classic retro living • North facing paved courtyard • R/C air conditioning • Lock up garage • Metres to Southland and train

1/30 Jean St CHELTENHAM 3192

PRICE:	\$661,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	04/12/2019	ROOF:	
METHOD:	Sale	BEDROOMS:	3
SETTLEMENT DATE:	07/02/2020	BATHROOMS:	
PROPERTY TYPE:	Strata Unit/Flat	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Moorabbin	STOREYS:	
MAP REF:	77 G 12	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP009899	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

3/3 Sunray Av CHELTENHAM 3192

PRICE :	\$631,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	31/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 K 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	13
PLAN NUM/REF :	RP002548	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A true standout when it comes to stylish low maintenance living, this smartly updated 2-bedroom unit is the perfect spot to relax at the end of a busy day. An easy stroll to bus stops, Southland and its new station, the home's welcoming interiors effortlessly create an idyllic sanctuary away from the world outside. At the heart of a neatly maintained group, it features a sundrenched lounge and dining area where glossy Baltic pine floors flow seamlessly to the newly updated kitchen. With plenty of storage and preparation space, this fabulous zone is equipped with quality appliances (Smeg oven, Bosch dishwasher) & showcases a sleek subway-tiled splash back. A stunning bathroom with feature tiles and stone-topped vanity services the two queen-sized bedrooms (with updated BIRs); also included are split system heating/cooling, wall heater (lounge), an undercover parking space and laundry with access to the sunny courtyard with shed. This wonderful neighbourhood offers appeal to all age groups - fine childcare and schooling options, shopping destinations, parks and recreation are among the many amenities that are just moments away. PLEASE NOTE - Photo ID required as a Condition of Entry

34/310 Warrigal Rd CHELTENHAM 3192

PRICE :	\$610,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	209
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

15/94-96 Cavanagh St CHELTENHAM 3192

PRICE :	\$591,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	31/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	78 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	15	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP002303	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : An amazing opportunity for first home buyers, those looking to downsize, or even smart investors looking for a high yield return, then look no further than this light-filled two-bedroom unit. Generously proportioned throughout, the welcoming lounge features warm Baltic Pine floors which lead to a bright Caesarstone kitchen with gleaming stainless steel oven and cooktop. Enjoy a BBQ with friends in the private, sunny courtyard which offers direct access to the unit's carport. Located down the road from great coffee as well as offering the bonus of sought-after zoning for Cheltenham Secondary College.

G05/11-19 Hall St CHELTENHAM 3192

PRICE :	\$587,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	17/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	G05	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS735943	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS : In the heart of the bustling Charman Road strip, striking distance to the train, shops, trendy cafes, this contemporary corner apartment offers quality coupled with convenience and a stunning south east orientated courtyard made for entertaining, with private street access! Modern kitchen set with smoked mirrors, matt black cabinetry and ILVE appliances offer a functional layout with island bench. This apartment is drenched with natural light; open plan kitchen and living flow out to huge south-east facing decked area, bordered by a lush established garden. You will feel as though you are in your own private oasis, ideal for alfresco dining and entertaining. The list goes on with this apartment, both bedrooms feature their own separate access to courtyard, built in robes and plush carpets. Central bathroom, with natural light flowing from opening window, this high end apartment boasts floor to ceiling tiles, marble feature wall and elegant fittings. A unique offering with direct street entry from Hall Street, this urban retreat includes double glazed floor to ceiling windows, remote video intercom, secure basement car parking, storage cage, split system air conditioning and heating.

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 :

8/17a Judd Pde CHELTENHAM 3192

PRICE :	\$572,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	24/01/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	8	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP003718	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

303/19 Hall St CHELTENHAM 3192

PRICE :	\$567,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	20/01/2020	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 H 1	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	303	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS735943	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

47/62 Cavanagh St CHELTENHAM 3192

PRICE :	\$550,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	19/12/2019	BATHROOMS :	
PROPERTY TYPE :	Retirement Village Individual	ROOMS :	
	Flat/Unit		
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	78 A 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	47	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS320090	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

1/84 Cavanagh St CHELTENHAM 3192

PRICE :	\$540,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	14/02/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Moorabbin	STOREYS :	
MAP REF :	78 A 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP000587	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Frank's Cafe is at the door, schools and childcare are at either end of the street, and the best value-adding opportunity in the Southland precinct is right here! Fronting quiet Dewrang St in generous corner grounds, this sizeable unit is an invaluable find with a good land component, great renovation potential and grand scope to reap rewards! Bring your vision to this brilliant blank canvas and benefit from a generous two bedroom floorplan featuring open-plan living wrapping around to a modern kitchen, generous robe-fitted bedrooms, and an already updated bathroom with private WC. With ducted heating, reverse-cycle air-conditioners and a carport in place, the hidden costs are covered. There's even often-overlooked value in the professionally-landscaped, newly-fenced garden with undercover entertaining area, a secure shed, auto-watering and lush lawns! Make fabulous and flip. Makeover and enjoy. Make the most of the value in this high-amenity location close to Le Page Primary School, Cheltenham Secondary College and Friendship Square childcare. Whatever the plan, this ready-to-reno home is ready to add value!

1/2b Haughton St CHELTENHAM 3192

PRICE: \$516,000
RESERVE PRICE:
SALE DATE: 21/12/2019
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Bayside
PARISH:
MAP REF: 87 A 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 :

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 :

9/3 David Ct CHELTENHAM 3192

PRICE: \$416,000
RESERVE PRICE:
SALE DATE: 07/12/2019
METHOD: Auction Sale
SETTLEMENT DATE: 31/01/2020
PROPERTY TYPE: Apartment
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF: 87 A 3
BLOCK NUMBER:
LOT NUMBER: 19
CROWN ALLOTMENT:
PLAN NUM/REF: RP007484
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 : Start in a quiet court, invest in a Golden address, secure your place in today's market and look to the future. Nestled in a leafy no-traffic Golden Triangle court, this sizeable ground floor two-bedroom apartment has spacious living for today, scope to add value tomorrow and a future-forward position to enhance growth potential! Neat & Tidy throughout this tranquil unit features an oversized floorplan and a big bright bathroom beside sunny north-facing bedrooms. Turn the key and move straight in with polished hardwood floors, heating, good storage and laundry facilities. With parking on-site and prestige new homes appearing all around, this secluded apartment has Follett Rd's handy local shopping around the corner, Cheltenham station just across the Highway and Southland within a minute. Relax, renovate, rentreap the rewards today and tomorrow!

1/81 Wilson St CHELTENHAM 3192

PRICE : \$410,000
RESERVE PRICE :
SALE DATE : 22/02/2020
METHOD : Sold Before Auction
SETTLEMENT DATE :
PROPERTY TYPE : Apartment
MUNICIPALITY : Bayside
PARISH :
MAP REF : 77 J 11
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 : AUCTION CANCELLED Locations do not get much more convenient than this. Just footsteps to the many fabulous attractions of Southland, moments to public transport, childcare options and a choice of primary schools - and with plenty of recreational destinations nearby - there really is something for everyone! Easily accessible thanks to its ground floor position, this impeccable abode features a generous lounge, contemporary kitchen with quality stainless steel appliances, a modern bathroom with room for laundry appliances plus two queen-sized bedrooms with mirrored built-in robes. Split system heating/cooling is also offered whilst off-street parking is an added bonus. And whilst this brilliantly located apartment is sure to pique the interest of savvy investors, it will also undoubtedly appeal to first home buyers and busy professionals seeking that ultra-convenient carefree base they can truly make their own. For all enquiries please contact Pandelis Plousi 0409 553 929 Hodges Mentone.

207/323 Charman Rd CHELTENHAM 3192

PRICE : \$400,000
RESERVE PRICE :
SALE DATE : 19/12/2019
METHOD : Private Sale
SETTLEMENT DATE : 10/01/2020
PROPERTY TYPE : Apartment
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF : 86 J 1
BLOCK NUMBER :
LOT NUMBER : 207
CROWN ALLOTMENT :
PLAN NUM/REF : PS705213
YEAR BUILT :

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



COMMENTS : 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 enquires 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>

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