

# hockingstuart

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DATES : 01/03/2018 and 31/05/2018  
PROPERTY TYPE :  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE :  
STREET NUMBER : (ANY)  
STREET : (ANY)  
STREET TYPE : (ANY)  
SUBURB : BONBEACH,CARRUM  
DATA SOURCE : REI and VG/Gov  
RETURNED : 49

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.

## 1 Broadway BONBEACH 3196

PRICE :	\$1,557,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	07/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :	11/05/2018	BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	6
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	518
PLAN NUM/REF :	TP103412	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A stunning collaboration of architectural interiors, luxurious appointments and generous proportions, this breathtakingly beautiful period home is a rare family find. Painstakingly restored, renovated and extended this engaging double storey Californian dream has loads of family flexibility. Impeccably presented and flooded with sunlight thanks to the high ceilings and expansive windows throughout, this 5-bedroom, 3-bathroom home is situated in a location offering the utmost in convenience being only minutes walk to Chelsea's main shopping complex, magnificent beach, schools and restaurants. Inside, the inviting entry leads to an open plan living area showcasing Tasmanian oak timber floors, a high-end kitchen with a luxuriously large stone island breakfast bench, 900mm wide stainless-steel oven, glass splash back and a plumbed double fridge plus there is a dedicated dining room with feature bay window. Timber bi-fold doors extend out onto a superb covered alfresco entertainment zone, complete with built in BBQ, sink, high-end patio blinds, a powder room and an outdoor shower. From here you continue out to a fabulous child friendly backyard. The master suite rests on the entry level, complimented with a full walk in robe and luxurious ensuite. There are an additional 3 spacious bedrooms - all robed and serviced by a family bathroom with floor to ceiling tiling and a European laundry. Upstairs is a generous rumpus/living room with a fitted study/home office and a fifth bedroom with an ensuite, ideal for guest accommodation or older children. Quality appointments include ducted heating, refrigerated cooling, ample car accommodation, two sheds and enormous attic storage space.

## 3a Church Rd CARRUM 3197

PRICE :	\$1,282,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :	04/05/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	445
PLAN NUM/REF :	PS711469	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

## 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.

## 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 parquet 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.

## 22 Cirrus St BONBEACH 3196

PRICE: \$1,160,000  
 RESERVE PRICE:  
 SALE DATE: 17/03/2018  
 METHOD: Auction Sale  
 SETTLEMENT DATE:  
 PROPERTY TYPE: House  
 MUNICIPALITY: Kingston  
 PARISH: Lyndhurst  
 MAP REF: 97 D 5  
 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: Set amongst lush tropical gardens this beautifully presented, luxurious family home offers your own slice of paradise just steps to Bonbeach Pre/Primary School and minutes to the pristine sands of Bonbeach beach. With four spacious bedrooms and multiple living zones flowing seamlessly across a fantastic floorplan there's plenty of room to grow. Boasting a stylish formal living room, huge entertainer's kitchen with long stone island bench and quality stainless steel appliances, relaxed open-plan living and dining flowing out to a divine undercover alfresco deck plus a further adjoining informal living space with sliding door garden access. Accommodation comprises of a gorgeous en-suited master retreat (WIR) plus three additional bedrooms all with built in robes and ceiling fans; serviced by a gleaming family bathroom. Features incl. zoned ducted heating, refrigerated cooling, solar panels, luxe plantation shutters, double auto garage with internal entry, plenty of storage and established landscaped gardens. Superbly located in the coveted Coast Banksia Estate, walk to golf course, river trails, shops and trains.

## 39 Coast Banksia Dr BONBEACH 3196

PRICE: \$1,160,000  
 RESERVE PRICE:  
 SALE DATE: 03/03/2018  
 METHOD: Auction Sale  
 SETTLEMENT DATE: 03/05/2018  
 PROPERTY TYPE: House (Res)  
 MUNICIPALITY: Kingston  
 PARISH: Lyndhurst  
 MAP REF: 97 D 5  
 BLOCK NUMBER:  
 LOT NUMBER: 59  
 CROWN ALLOTMENT:  
 PLAN NUM/REF: PS509287  
 YEAR BUILT:

RECORDED:  
 WALLS:  
 ROOF:  
 BEDROOMS: 3  
 BATHROOMS: 2  
 ROOMS:  
 CARPARKS: 2  
 STOREYS:  
 BUILD AREA:  
 FRONT DIMENSION:  
 SIDE DIMENSION:  
 LAND AREA: 348  
 FURNISHED: No  
 OWNER OCCUPIED: No



COMMENTS: In an utterly satisfying family bayside neighbourhood, this contemporary 27 Square (approx.) residence hides a fabulous secret. Beyond the smart facade, an exceptional home unfolds to reveal stunning entertaining spaces and light-lavished living rooms. On entrance, chic grey tiles draw your eye to the rear of the home, where the broad living and dining zone extends seamlessly to a vast entertaining deck and immaculate garden. The stone kitchen is perfectly positioned and boasts a long breakfast bar plus quality appliances and a large walk-in pantry. Forming an ideal suntrap, a separate side courtyard is a relaxed setting for afternoon drinks, while a downstairs study/sitting room is also offered. Flanking an extra Retreat, the twin front double bedrooms benefit from access to a sundrenched balcony and fitted robes - the tranquil master bedroom includes a stylish ensuite and generous walk-in robe. Including a family bathroom and separate WC, the home also offers a powder room, laundry plus double auto garage with internal access. Ducted heating, evaporative cooling, split system and large water tank wrap up the package. With pristine beaches just a stroll away, renowned primary school, golf course and parklands just around the corner and transport & shops within easy reach, inspection will impress. For all enquiries please contact Mark Kosch on 0438 693 332 Hodges Mentone.

## 20 Brixton St BONBEACH 3196

PRICE: \$1,120,000  
 RESERVE PRICE:  
 SALE DATE: 10/04/2018  
 METHOD: Sale  
 SETTLEMENT DATE:  
 PROPERTY TYPE: House (Res)  
 MUNICIPALITY: Kingston  
 PARISH: Lyndhurst  
 MAP REF: 97 D 4  
 BLOCK NUMBER:  
 LOT NUMBER: 4  
 CROWN ALLOTMENT:  
 PLAN NUM/REF: PS509287  
 YEAR BUILT:

RECORDED:  
 WALLS:  
 ROOF:  
 BEDROOMS: 3  
 BATHROOMS:  
 ROOMS:  
 CARPARKS:  
 STOREYS:  
 BUILD AREA:  
 FRONT DIMENSION:  
 SIDE DIMENSION:  
 LAND AREA: 544  
 FURNISHED:  
 OWNER OCCUPIED: No



COMMENTS:

## 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 :

## 23 Westley St CARRUM 3197

PRICE:	\$1,101,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	28/04/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	3
PARISH:		STOREYS:	
MAP REF:	97 F 6	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 : Superbly positioned riverside, this exquisite 3-bedroom, 2-bathroom residence blending classic cottage charm with contemporary comfort is ready for modern family life! Step inside to a spacious front living room, light-filled study and main en-suited bedroom with walk in dressing room. To the rear enjoy the large modern kitchen with Caesarstone benchtops, quality Blanco and Miele s/steel appliances and big pantry/appliance cupboard. Expansive open-plan living/dining with cosy HeatnGlo gas log fire extends out to a fabulous undercover deck for relaxed outdoor entertaining; complete with built in BBQ, wired in speakers, wood fire, tranquil water feature, established tropical gardens and lush lawn. Tucked away are two further great-sized bedrooms (BIRs, 1-garden access) serviced by an immaculate central spa bathroom. Featuring original timber floors, euro laundry, ducted heating, evaporative cooling, great storage, huge workshop, double carport plus SLUG. Location perfect in a quiet street, stroll the river trails to Carrum Village, train and the beach. Walk to schools, reserves plus easy M3/M11 Fwy access.

## 1 York St BONBEACH 3196

PRICE:	\$1,075,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	18/05/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	4
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	97 C 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 : Merely 200m to the bay and just footsteps to the station, this beautifully refreshed 4-bedroom home has everything families could need and more. Boasting warm and welcoming interior spaces along with a fabulous outdoor area complete with sparkling solar heated pool, this really is relaxed family living at its finest. Private and secure behind auto gates, the smartly rendered home opens to reveal a light-filled living and dining room looking out to the pool and multi-seasonal alfresco deck. Showcasing brand new Bosch appliances, the entertainers' kitchen is the ideal spot to whip up a storm for loved ones and is perfectly positioned for both indoor/outdoor catering. All four bedrooms are of exceptionally generous proportions - they each benefit from fitted built-in storage including the tranquil master which features a large walk-in robe and also includes a bright ensuite. A spacious second living area will appeal to families of all ages whilst concluding an utterly appealing offering are ducted heating, evaporative cooling, split system heating/cooling, family bathroom and laundry with easy outdoor access. Close to shops and transport, the home is also within easy reach of both Bonbeach & Chelsea primary schools and Patterson River Country Club.

## 22 Whatley St CARRUM 3197

PRICE :	\$1,050,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	97 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,020
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Occupying a substantial allotment of 1,020m2 (approx), modern family living is truly confirmed by the contemporary spaces of this flawless single level home. Abundant natural light flows throughout its spacious 4 bedroom, 2 bathroom layout, benefitting from multiple living areas both indoor and out, formal lounge with open fireplace, spacious well-equipped kitchen, gas ducted heating, evaporative cooling, theatre room complete with projector and screen, remote 4 car garage plus separate tool room/workshop and carport plus boat/caravan storage to the front of the property. To the rear, a large covered entertaining area complete with full size pool table, kitchen with BBQ area (connected to mains gas) and Coonara wood heater creates a private oasis for entertaining amidst luxuriant easy-to manage gardens with heated in-ground pool & separate spa with additional poolside entertaining area including outdoor toilet. Ready for immediate enjoyment; alternatively explore enticing redevelopment opportunities on its expansive land dimensions (STCA), walking distance to the beach, boat ramp, train station, Carrum Life Saving Club, Patterson River and shopping precincts. For further information text Whatley to 0428 296 250

## 67 Coast Banksia Dr BONBEACH 3196

PRICE :	\$1,050,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 D 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	335
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** PRIVATE SALE AND AVAILABLE IMMEDIATELY. This immaculate, low maintenance and stylish, large double storey home has a family focused design with 3 bedrooms, 2 bathrooms plus 3 separate living areas. Perfectly situated in the "golden pocket" of Bonbeach; adjacent to the award winning Bonbeach Primary School and walking distance to the Beach and train station. The instantly inviting interiors and exceptional location of this impressive modern home are sure to appeal, with impeccable finishes and stylish neutral tones across two levels of comfort. With an oversized master suite, 2 other bedrooms with BIR's and extra living spaces, there is plenty of room for the whole family to relax. The light filled paved and undercover outdoor space is just off the kitchen making entertaining a breeze, looking out to the tree lined yard and fresh vegetables all year round. - 3 large bedrooms, 2 bathrooms plus powder room - 3 separate living areas - Stone bench tops, stainless steel appliances and quality finishes. - Freshly polished hardwood timber floors - Double garage with extra storage room - Ducted Gas Heating, Evaporative Cooling and ducted vacuuming. - 2000Lt Water tank Within walking distance to beautiful parklands, surrounded by numerous cycling tracks and sporting grounds. Fantastic schools, beaches and local shops. Bonbeach train station only a 5 minute walk away. Be quick to secure this wonderful home. CALL US NOW for more information, a private inspection or come to one of our Open Homes.



## 49a Broadway BONBEACH 3196

PRICE :	\$1,045,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
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 :** Comprising of two-levels of perfection, beautifully appointed and showcasing contemporary clean lines, enjoy the simplicity this brand-new luxury residence has to offer. Full of natural light and complemented by a neutral palette of concrete, stone & timber, step inside the wide entrance and admire the stunning oak staircase, creating a beautiful visual connection between levels and drawing the eye through to stylish, light-filled open-plan living. Walls of stacking glass open the space onto a lush entertainer's garden and wrap around deck. At the heart of the home sits the sophisticated Smeg kitchen complete with island bench and plenty of storage. Retreat upstairs to a second large living space, expansive main bedroom overlooking the park with walk in dressing room and luxurious en-suite (walk in shower, freestanding bath). A further 2-bedrooms (BIRs) are serviced by a chic central bathroom. Energy efficient throughout, enjoy the comfort of commercial grade double glazed windows and the premium super silent Airstart Venturi a/c system with 4 independent climate zones! Includes extensive storage, d/stairs powder room, family-sized laundry, stone benchtops throughout, concrete & engineered oak flooring, security system & double-auto garage with internal entry. Superbly located steps to Mary Bell Park & bus. Walk to schools, beach, train & shops. NBN FTTC available in the next month

## 51 Church Rd CARRUM 3197

PRICE :	\$1,020,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Blocks of this size are becoming increasingly hard to find - especially with a 20.12m frontage. Develop (STCA) and realise the potential of a site only 10 minutes walk to a pristine beach in this blue ribbon Bayside suburb. Also walking distance to the train station, child care, kindergarten, schools, shops and cafes, this level 1012sqm (approx.) allotment contains a 3 bedroom house in need of some TLC. Currently leased with a long term tenant, this is an opportunity not to be missed so register your interest today.

## 36 Mernda Av BONBEACH 3196

PRICE :	\$985,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	10/03/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	652
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Situated in one of the most sought-after pockets in Bonbeach and being offered for the first time in over 50 years! An excellent block size of approx. 652m<sup>2</sup> offering many options and with a location like this, the opportunity abounds! The original solid brick home has 3 large bedrooms, 1 main bathroom and a single lock-up garage. Also featuring abundant living and kitchen spaces. In a street that has broken sales records for the area, this is an amazing opportunity to secure one of the larger blocks on the street.

## 13 Dahmen St CARRUM 3197

PRICE : \$985,000  
RESERVE PRICE :  
SALE DATE : 12/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 F 6  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Weatherboard  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 589  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS :

## 24 Dahmen St CARRUM 3197

PRICE : \$925,000  
RESERVE PRICE :  
SALE DATE : 13/03/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 F 6  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 0  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION : 0  
SIDE DIMENSION :  
LAND AREA : 687  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Located in one of the most sought-after pockets of Carrum, this generous 687m2 (approx) block is perfectly positioned to enjoy all that Carrum has to offer. Ideal for investors, renovators and developers this fantastic property is the perfect opportunity to enter into the property market. Additional features include -Options to subdivide -3x Bedrooms 2 with build in robes. - An immaculate living area with a built in fireplace - A formal dining room that follows to the kitchen. - Bathroom equipped with a spa - Alfresco area that leads out to an enormous backyard with a build in shed out the back. Last but not least, you will enjoy the convenience of nearby schools, The Cove Hotel, Carrum train station and bus routes, medical clinics, sporting facilities and you are only minutes from Carrum beach.

## 16 Crown Rd BONBEACH 3196

PRICE : \$923,000  
RESERVE PRICE :  
SALE DATE : 21/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Clad  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS : 5  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 659  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : No you are not seeing things - yes two street frontages! Facing both Crown Road and Royal Road - we have 659sqm approx of prime residential land. Offering many possibilities such as renovating and extending the existing home, building your dream home with massive rear access for a boat/caravan or potentially 2 new homes each with their own 15m approx street frontages (STCA) The possibilities are endless!



## 1/21 Stanley St CARRUM 3197

PRICE : \$920,000  
RESERVE PRICE :  
SALE DATE : 08/03/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



**COMMENTS :** The epitome of chic coastal living, this stunning as-new 3-bedroom residence is brilliantly located near beautiful Carrum beach and provides the perfect foundations for an enviable seaside lifestyle. Showcasing premium finishes throughout such as striking concrete floors, luxe stone trim and soaring ceilings, the two-storey home opens to a light-lavished open plan living/dining area plus designer kitchen with quality stainless steel Ariston appliances and butler's pantry. Setting the scene for effortless indoor/outdoor entertaining, broad glass sliding doors can be thrown open to both the easy-care rear garden and the manicured front yard - inhale the sea air from these fabulous outdoor spaces. All three queen-sized bedrooms can be found upstairs along with a peaceful retreat where lofty ceilings and well-placed windows bring in streams of natural sunlight. The tranquil master boasts a large walk-in robe and stylish ensuite with rain shower, whilst the remaining bedrooms benefit from built-in storage and share a beautiful family bathroom. Ducted heating and cooling, large laundry with substantial storage, powder room, water tanks, double garage plus additional parking are also offered. Stroll to Carrum station, shopping village and all essential amenities from this flawless low maintenance base which is also within easy reach of the attractions of Patterson Lakes.

## 1 Myola St CARRUM 3197

PRICE : \$919,000  
RESERVE PRICE :  
SALE DATE : 28/03/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 F 7  
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 : 636  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** First time offered, this solid 4-bedroom family residence on a sizeable 636m<sup>2</sup> approx. cornering Nellie Lane delivers endless possibilities; explore laneway access, redevelop (STCA) or relax and enjoy this beautifully maintained era-rich home while pondering a contemporary update. Spacious living entices, taking advantage of the sun drenched northerly aspect and indoor-outdoor connection with sliding doors flowing onto a vibrant alfresco courtyard surrounded by lush tropical gardens, fruiting Lady Finger Banana trees and stretches of green lawn. Watch the kids run & play through an expanse of windows from the immaculate well-appointed kitchen and generous second living zone. Featuring a serene en-suited master bedroom (BIRs) overlooking a stunning magnolia, three further bedrooms (2-BIRs) and fantastic family bathroom. Includes original timber floors, space heater, reverse cycle heat/cool, double carport plus ample off street parking for the boat or caravan. Stroll to schools, Roy Dore Reserve, bus & river trails. Walk to the beach, train, Carrum Village plus walk to Patterson Lakes cafes, restaurants & shopping. Easy access to M3/M11 Fwys. For all enquiries please contact Adam Miller 0490 956 299 or Donna Bauer 0408 128 360 - hockingstuart Mentone.

## 8 Troy St BONBEACH 3196

PRICE :	\$910,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	639
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** MASSIVE POTENTIAL - Create your own dream home with this original, character filled 3 bedroom plus 2 living home sitting on a huge 640m2 approx block of land in a beautiful quiet street of Bonbeach. With a large South facing backyard and street appeal of 16m frontage, this home is perfect for the keen renovator, growing family or smart investor with development potential (STCA). With plenty of storage, original kitchen features, floorboards (under carpets) and high pitched ceilings, this home is in the perfect location and could be the perfect property for you. Situated in the heart of Bonbeach this home is a must see. Being just a short stroll to the beach and Patterson River, local train station, bus routes, local shops, great schools and surrounded by great walking, biking tracks and sporting grounds. Other features include: 3 Bedrooms 2 Living areas Gas heating, Evap cooling Garden shed Off street parking Enjoy affordable Bayside living with massive growth potential. Call this immaculate home yours and live by the beach this summer. Contact us now for further information regarding this wonderful home.

## 19 Cannes Av BONBEACH 3196

PRICE :	\$856,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	07/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	361
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

**COMMENTS :**

## 1/46 Whatley St CARRUM 3197

PRICE :	\$830,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	07/05/2018	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS419610	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Stylishly renovated and set on a large 564m2 (approx.) with own street frontage, this 4-bedroom, 3-bathroom home offers flexible living in a peaceful locale just a short walk to the beach. Enjoy sun soaked living beautifully appointed with a Heat&Glo gas fire, adjoining dining space and contemporary kitchen complete with breakfast bench; overlooking an extensive rear yard made to enjoy and undercover alfresco entertaining zone. Three generous robed bedrooms are serviced by a central dual access bathroom providing plenty of family space whilst a versatile fully self-contained bungalow/4th bedroom makes for the perfect teenager's retreat or guest accommodation. Add in a big double auto garage complemented by the perfect man cave space/workshop with cosy wood heater, sink and 3rd bathroom. This delightful entertainer will be the hub of year-round social activity! Featuring charming character detail including original timber floors, high ceilings with decorative cornice, picture rails plus split system heat/cool and solar panels. Conveniently located, stroll to Carrum Village, train, schools, river trails and the beach.

## 1/45 Broadway BONBEACH 3196

PRICE :	\$825,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 D 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	304
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Ready to move straight in - This immaculate, double storey and spacious 3 bedroom home with all the modern features, sits in a perfect and highly sought after position. With 3 large bedrooms, master with full ensuite and WIR. A separate living opening out to the alfresco dining with low maintenance yard. This home is ideal for growing families, first home buyers, investor or downsizer looking for that property with lifestyle, peace of mind and location. Within walking distance to beautiful parklands, surrounded by numerous cycling tracks and sporting grounds. Fantastic schools, beaches and local shops. Bonbeach train station only a 5 minute walk away. Other Features Include: - 3 Bedrooms with BIR and master with WIR - Family bathroom and master with full ensuite and spa - Modern kitchen with S/S appliances - Beautiful polished timber floors - Plenty of storage - Outdoor timber alfresco dining - DLUG with internal access - GDH and air con units - Low maintenance front and back yard Be quick to secure this wonderful home.

## 12 Dunk Cr BONBEACH 3196

PRICE :	\$810,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/04/2018	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 F 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



COMMENTS : Do you want a water view Do you like to people watch Do you like golf Do you want a quality home that is a decent size and offers a truly relaxed and low maintenance lifestyle If you answered yes to even a couple of these questions then you must check this lovely home out. Nestled in the private La Perouse Estate this charming property overlooks the beautiful Patterson River and walking trail. Patterson River Golf club is only minutes walk away for that game of golf or a relaxing dinner in the clubhouse. The home is very well presented and has open plan living which is large and light filled and has a quality kitchen, large lounge and big dining area with views overlooking the river. This leads out to the balcony also with those water views. All bedrooms are downstairs, the master with full ensuite and a walk in robe. All year round comfort is assured with ducted heating and evaporative cooling. Outside offers a private fully paved courtyard leading to a large double garage. All this is only moments drive from beach, station and a vast array of local shops.

## 1/27 Stanley St CARRUM 3197

PRICE:	\$810,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	14/04/2018	ROOF:	
METHOD:	Private Sale	BEDROOMS:	4
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	4
PARISH:		STOREYS:	
MAP REF:		BUILD AREA:	21
BLOCK NUMBER:		FRONT DIMENSION:	0
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	306
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



**COMMENTS:** Located in this blue chip corridor of Carrum between Eel Race Road and McLeod Road. You are only a 5 minute walk to Carrum station, local shops and cafes. Carrum Primary School and secondary and the finest beaches the Peninsula has to offer, this location is simply amazing. This property includes: - 4 Double size bedrooms, master with built-in robe and full en-suite - Bedrooms 2, 3 and 4 shared bathroom with both a shower and separate toilet - 2 bathrooms - 2 toilets - Luxury Custom open plan kitchen featuring stone bench tops, stainless steel appliances microwave recess and ample wine rack all built-in - Polished wooden flooring - A massive dining space links the kitchen & living rooms that flows through to your own private courtyard - Split system air conditioning and heating - Bamboo paneling surrounds your courtyard - Remote control 2 car garage with private access to your back door This stunning Stanley Street address brings you boundless connectivity. Popular primary and secondary school zoning is all part of the package. Meanwhile renowned Haileybury College and Cornish College are both close by too. Major supermarkets and a full shopping centre are only a few minutes drive away up McCleod Road. Travel is just too easy as you will enjoy quick access to major freeways including Frankston Freeway, Peninsula Link and EastLink.

## 19a Patterson St BONBEACH 3196

PRICE:	\$793,000	RECORDED:	
RESERVE PRICE:		WALLS:	Weatherboard
SALE DATE:	05/05/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House (Res)	ROOMS:	5
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	97 C 5	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	311
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



**COMMENTS:** Perfectly private, this stunning rear 3 bedroom 2 bathroom single level town residence has an air of beach-style living and unrivalled quality. Beautiful with its Oak floorboards and first-class finishes, this light-filled sensation features a sun-splashed open plan living & dining area with a superb stone kitchen featuring a decorative glass splashback and Omega stainless steel appliances. The main bedroom at the front contains a fitted WIR and sumptuous fully tiled en suite. Two further spacious bedrooms each have fitted BIRs and are separated by the stylish, designer bathroom and the fitted laundry. An east-facing courtyard is home to a sun drenched deck. With so much to offer, this idyllic hideaway features a security door, zoned Samsung ducted heating/air conditioning, an alarm, a 2000L water tank and an auto garage with 2nd parking bay and plenty of driveway parking. Situated within walking distance to the station, beach, cafes and parks and only a hop, skip and jump away from local amenities.

## 10 Poulson St CARRUM 3197

PRICE:	\$790,000	RECORDED:	
RESERVE PRICE:		WALLS:	Other
SALE DATE:	24/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	97 D 8	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	568
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No

**COMMENTS:**

## 3 Banjo Cirt BONBEACH 3196

PRICE : \$773,000  
RESERVE PRICE :  
SALE DATE : 07/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 F 3  
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 : Perfectly located and only a short stroll to the beautiful wetlands walking track and surrounding parklands, this superb home provides the luxury of modern and low maintenance living. Featuring a very spacious open plan lounge and dining area filled with plenty of light, a well equipped kitchen overlooking the meals area which leads out to a fantastic decked alfresco with built in planter boxes and eskies ideal for all year entertaining, plus a grassed area which is secure for pets and children. Other features include three large bedrooms, the main bedroom enjoying an ensuite and walk in robe, gas ducted heating, split system A/C, engineered timber floors, plantation shutters, block out blinds plus a double lock up garage further compliment the home. This home will tick the box for many including downsizers, first home buyers and investors with it being within close proximity of the beach, shops, schools, golf course, sporting grounds and transport.

## 1/23 Mascot Av BONBEACH 3196

PRICE : \$762,500  
RESERVE PRICE :  
SALE DATE : 30/04/2018  
METHOD : Private Sale  
SETTLEMENT DATE : 18/05/2018  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH : Lyndhurst  
MAP REF : 97 D 6  
BLOCK NUMBER :  
LOT NUMBER : 1  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS314668  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION : 0  
SIDE DIMENSION :  
LAND AREA : 295  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : IN NEED OF SOME TLC. This 3 bedroom home, 1 bathroom sits at the top end of Mascot Ave; one of Bonbeach's most desirable streets. Running adjacent to the Patterson River and only a 5 minute walk to the beach, Golf Course, train station and local shops, this could be the most affordable property with massive opportunity to renovate and invest. On a 300m2 ( approx ) block with an attractive street frontage of Sandstone walls and fence; this solid home offers a rare occasion for those looking to add value in a high growth bay side suburb. There are 3 Bedrooms with BIR's, an open plan kitchen and dining with natural light. Separate laundry, plenty of storage and living room with gas heater. Off street undercover parking with a north facing pergola/patio. Large garden shed. All you need to bring is your imagination and some elbow grease. There is plenty of scope to improve but most importantly add your own style and value to this great home. CALL IS NOW TO SECURE YOUR FUTURE. Inspections by appointment or through the scheduled opens.



## 1/28 Cannes Av BONBEACH 3196

PRICE :	\$755,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 D 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	414
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Separate title, own street frontage and NO Owners Corporation. This 3 bedroom weatherboard home is positioned in the heart in the tightly held suburb of Bonbeach walking distance to beach. The home presents beautifully and will please its new owner. Features include: - 3 great size bedrooms, master bedroom with split system - L-shaped living and dining room with abundance of natural light and lovely front yard outlook - Large kitchen with 600ml gas cook top and oven - Hardwood floors throughout - Spacious family bathroom with shower and bath - Freshly painted throughout - Separate laundry - Ceiling fans throughout - Separate title, own street frontage, no Owners Corporation - Solar panels JFY jsf-2000tl 2kw grid connect inverter - On 414m2 of land (approx) Perfect for those looking to downsize to a quality location, first home buyers looking to add value and smaller families and investors looking for a high growth location. Call today to arrange your inspection or view at one of our scheduled opens.

## 4 Milan Ct BONBEACH 3196

PRICE :	\$746,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	24/05/2018	BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 D 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	285
PLAN NUM/REF :	PS529550	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

## 2/10 Dyson Rd CARRUM 3197

PRICE :	\$710,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	14/05/2018	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	155
PLAN NUM/REF :	PS706245	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : AS New, When only the best will do This stunning Lowe brothers built quality unit consist of - 2 beautiful bedrooms both with built in robes, block out blinds and top quality white shutters- Stunning bathroom with oversized shower and a separate toilet.- Kitchen with stone benches and top quality appliances- Open living area leading out to a beautiful alfresco low maintenance courtyard- Single garage with remote control door and off street parking for 2nd carWith ducted heating and split system its quality all the way A rare find in a great Location when only the best will do.

## 4/15 York St BONBEACH 3196

PRICE : \$696,500  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 C 3  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



COMMENTS :

## 1/523-525 Station St CARRUM 3197

PRICE : \$690,000  
RESERVE PRICE :  
SALE DATE : 04/05/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 D 8  
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 : Perfectly positioned for everyday ease, this immaculate 3-bedroom townhouse provides the ideal base for busy commuters, professionals and young families seeking a carefree slice of beautiful beachside Carrum. Just moments to the foreshore, station and shops, the home features a light-filled ground floor living and dining zone plus smartly-appointed kitchen with quality stainless steel appliances and butler's pantry. This fabulous zone spills out to a private alfresco area embraced by manicured gardens, perfect for casual get-togethers with family and friends. Two queen-sized bedrooms can be found upstairs; peacefully situated away from the social hub of the home, they both boast built-in storage - the master with walk-in robe and ensuite - whilst the remaining bedroom is serviced by a bright family bathroom and separate WC. A third bedroom or study is conveniently located downstairs along with a powder room. Ducted heating and cooling, ceiling fans, double glazing throughout and oversized auto garage with provisions for laundry appliances conclude a pristine offering, which is also a leisurely stroll to Carrum Primary School and within easy reach of Patterson River Secondary College.

## 2/36 Melaleuca Dr CARRUM 3197

PRICE :	\$670,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 E 7	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 architecturally designed 3 level luxury townhouse is only 2 years young, located in the Blue chip corridor between McLeod Road and Patterson River. You're walking distance to Carrum train Station, local schools and some of the finest beaches that the Peninsula has to offer. - Boasting open plan living on the first floor with a balcony for outdoor entertaining or just relaxing. - The modern kitchen is the heart of the home and has plenty of cupboard space with stone bench tops, stainless steel appliances and a dishwasher. - Third level you have the Master bedroom with WIR, Ensuite & balcony. Also on this level is the second bedroom with BIRs & balcony, a third bedroom with BIRs & the family bathroom. - Ground level has a double remote control garage, European laundry, storage under the staircase and low maintenance private court yard. OTHER FEATURES INCLUDE: - Privet Court Yard - 3 balconies of which 2 are north facing. - Third toilet/powder room on first floor. - Electric wall heating in every bedroom - Split system air conditioner - LED Lighting - Wide timber floor boards/ carpet - 2000 litre rain water tank - Central Heating This Home is close to Parklands, Sporting facilities, cafes, restaurants, Cove Hotel, popular primary and secondary school zoning is all part of the package. Meanwhile renowned Haileybury College and Cornish College are both close by too. Major supermarkets and a full shopping centre are only a few minutes' drive away up McLeod Road. Travel is just too easy as you will enjoy quick access to major freeways including Frankston Freeway, Peninsula Link and East Link.

## 51b Kalimna St CARRUM 3197

PRICE :	\$650,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/04/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
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 : Privately set behind a pretty, leafy garden and superbly located a short walk to one Melbourne's most stunning beaches, this light and airy single-level 2-bedroom freestanding residence offers a low-fuss lifestyle complete with own title and street frontage (enter via Eel Race Road). Comprising of a spacious stylish living space, immaculate central kitchen with ample cupboard space and adjoining meals area opening out onto a large paved alfresco courtyard perfect for relaxed outdoor entertaining. Enjoy an over-sized main bedroom with a wall of floor-ceiling mirrored built in robes and garden views, dual-access central bathroom with separate shower and bath, second decent-sized bedroom (BIR) and separate w/c. Featuring new carpet, wall heating, single lock-up garage plus off street parking. Well positioned to leave the car at home, enjoy the bus at your doorstep, 500m approx. to stunning Carrum beach, 700m approx. to Carrum Village and train, plus schools, reserves, Kananook Creek & Wetland trails within a short walk. Ideal for those seeking to downsize, start out or invest.

## 15 Parkside Blvd CARRUM 3197

PRICE :	\$640,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 F 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Located in a peaceful park-like setting with plenty of grassland and leafy green vistas, this well maintained three bedroom villa not only offers peace, privacy and tranquility, but also the perfect opportunity for first home buyers, downsizers or investors in an ideal location. Upon entry, the light filled spaces and practical floor plan become evident as you are greeted in one direction by the family living area, complete with neutral colour palette and new split system and in the other; a neat, open plan kitchen with stainless steel appliances including a dishwasher and plenty of bench and storage space, adjacent the practical tiled meals area complimented by large glass sliding doors which provide access to the huge undercover alfresco area complete with cafe blinds for year round entertaining. The generous master suite includes a walk-in-robe and is conveniently located with direct access to the family bathroom featuring both a shower and separate bath, which is also easily accessed by the remaining two bedrooms. These bedrooms both offer peaceful garden views and have ceiling fans for comfort. Surrounded by low maintenance front and rear gardens, the home offers a secure and private parklike lifestyle. With the potential to just move straight in or add further value in the future, this is the perfect home in a prized location with an array of additional features including a double lock-up garage as well as additional off-street parking, heating and cooling, fresh paint, carpet and blinds and a separate toilet and laundry. Take full advantage of this outstanding locale with Roy Dore Reserve at the end of the street and enjoy being just a short stroll to the beautiful Carrum Beach, local schools, shops and cafes as well as all public transport links including Carrum station, local bus stops and the scenic Patterson River within easy access.

## 51 Valetta St CARRUM 3197

PRICE :	\$630,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	08/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	09/05/2018	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 D 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	18	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	588
PLAN NUM/REF :	LP013337	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

## 7/38-40 Broadway BONBEACH 3196

PRICE : \$624,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 D 3  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



COMMENTS : This superbly renovated unit has been finished to the highest of standards, with absolutely every want and need catered for. Perfect for its beachside locale, this luxury abode features a magnificent grey gum entertainment deck surrounded by privacy screens and also includes a contemporary vertical garden as well as clever landscaping to futureproof the yard for ongoing tranquillity. Featuring a practical open plan design, the lounge and kitchen blend seamlessly with this outdoor space and access is provided via full glass French doors which also bathe the living zone in an abundance of natural light throughout the year. The galley style kitchen features beautiful stone benchtops, white cabinetry, stainless steel appliances including dishwasher, modern feature tiled splashback and a striking black sink. The euro laundry is also cleverly tucked away to ensure maximum use of space. All three bedrooms are spacious and light-filled sanctuaries, with lush and new carpet underfoot as well as quality window furnishings to add to the luxury feel. Also included are the fitted built-in robes which provide ample storage. Centrally located and allowing easy access from the bedrooms is the modern bathroom with toilet, double vanity, frameless walk-in shower and a stunning wall hung timber vanity with statement tiling, to add a real 'wow' factor. Walking distance to the beach, train, shops and cafes, this ultra-modern home also comes complete with an undercover parking space on title and split system heating and cooling, to be the ideal first home, investment or downsizer opportunity in a very popular location.

## 1 Alison Ct CARRUM 3197

PRICE : \$614,500  
RESERVE PRICE :  
SALE DATE : 02/05/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 E 8  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



COMMENTS : Beautifully renovated throughout, this gorgeous 2-bedroom single-level residence offers an easy lock and leave lifestyle within walking distance to Carrum Village, train station and the beach. Bursting with contemporary design and classic style enjoy the open-plan living space, brand new sun-filled gourmet/stone kitchen with breakfast bench, clever storage, quality stainless steel appliances and integrated dishwasher plus adjoining dining area opening out onto an over-sized low maintenance garden complete with large undercover pergola. The main bedroom comes complete with walk in robe, second bedroom with built in robe; both serviced by a luxurious modern bathroom with floating vanity, frameless shower, quality fixtures and chic designer tiles. Includes reverse cycle heating/cooling, new blinds, separate w/c, luxe laundry, single lock up garage plus additional off street parking. Well positioned in a leafy pocket walk to the bus, Roy Dore and Riviera Reserves, Kananook Creek and river trails, Carrum Primary School, Patterson River Secondary College and the beach. Easy access to M3/M11 Freeways.



## 1/54 Church Rd CARRUM 3197

PRICE : \$601,000  
RESERVE PRICE :  
SALE DATE : 12/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 E 9  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



**COMMENTS :** Take advantage of this modern side-by-side single level townhouse within easy reach of shops, cafes, schools, public transport as well as the beautiful Carrum beach and enjoy a leisure filled beachside lifestyle with the Patterson River, water sports and walking tracks also just moments away. With its own street frontage and no owner's corporation, this impeccably maintained and spacious home features a warm and inviting open plan living and meals area with superb vaulted ceilings, flooding the home with natural light. This zone also incorporates the well equipped kitchen with modern stainless steel appliances including a dishwasher, all opening effortlessly out onto a low maintenance and tranquil rear courtyard, perfect for escaping for peace and relaxation or entertaining family and friends. Both bedrooms are double sized and benefit from built in storage as well as ceiling fans for added comfort; the master cleverly providing direct access to the generous family bathroom with separate bath and shower whilst a large split system unit and ducted heating provide the home with year-round comfort. Wrapping up this neat and well presented package is the bonus of a single lock up garage, additional off street parking, a separate laundry and toilet. In a coveted position with the convenience of both Carrum and Patterson Lakes at your doorstep and within easy access to Nepean Highway, Eastlink and Peninsula Link Freeways, this is a wonderful opportunity for first home buyers, investors and downsizers seeking a low maintenance lifestyle in this vibrant seaside suburb.

## 1/406-407 Station St BONBEACH 3196

PRICE : \$585,000  
RESERVE PRICE :  
SALE DATE : 16/04/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 97 C 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 : 0  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Move in, relax, there is nothing more to do - it's all been done. Welcome to this lovely 2 bedroom unit located walking distance to everything you will ever need! Features of this stunning home include: - Open plan living room with courtyard access and reverse cycle heating and cooling - Modern kitchen offers double fridge cavity - plumbed, island bench with breakfast bar, dishwasher, gas cook top, electric oven and stone bench tops - 2 large bedrooms both with built in robes and double roller blinds - Light and bright bathroom with floor to ceiling tiles, bath and on trend black tap wear - Private outdoor entertaining space - Single lock up garage - Front unit on the block - Body corporate has approved for the front land to be fenced off and for the home to be rendered Suitable for those looking for their first home, investors who want a high growth bay side suburb or those looking to downsize, this home is perfect. Walk to Bonbeach Station, the beach or across the road for a coffee, you will not get better than this in this price range. Available to purchase by private sale, call or email today for your copy of the section 32.

## 7/9-11 York St BONBEACH 3196

PRICE :	\$530,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
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 : Representing the perfect low maintenance start, a fabulous investment or an ideal downsizing opportunity, this beautifully maintained two bedroom villa offers a spacious floor plan for easy care lifestyle living, superbly positioned only moments walk to stunning Chelsea beach, the station, shops and cafes. You are welcomed by a roomy light filled lounge room opening to a comfortable kitchen with ample cupboard space. There are two double bedrooms which are serviced by a modernized bathroom with a separate laundry and toilet. Outside is a most generous and private backyard. Further enhanced by gas heating, split system cooling and an oversized single remote garage.

## 1/40a Broadway BONBEACH 3196

PRICE :	\$490,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	23/04/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 D 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP011697	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

## 2/21 Eel Race Rd CARRUM 3197

PRICE :	\$435,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Quietly positioned opposite Kananook Creek in a boutique block of five, this solid single-level unit offers a fantastic first step or investment opportunity located within a short walk to the white sands of pristine Carrum and Seaford beaches. Comprising of an updated kitchen complete with breakfast bench and stainless steel appliances, adjoining open-plan living/dining, two good-sized bedrooms (BIRs), immaculate bathroom, separate laundry plus overly generous private courtyard. Featuring split system air-con, wall heater plus single car carport. Well positioned within an easy walk to Carrum Village cafes and shops, train, Carrum Primary School, Patterson River Secondary College, Riviera Reserve plus easy City & Peninsula access via M3/M11 Freeways.

# 24/38-40 Broadway BONBEACH 3196

PRICE :	\$400,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	12/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 D 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 :

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