

# 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 : MORDIALLOC  
DATA SOURCE : REI and VG/Gov  
RETURNED : 27

# hockingstuart

## Results

### 37 Barkly St MORDIALLOC 3195

PRICE :	\$2,000,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 F 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 : Fall in love with this stunning 4 bedroom + study, 2.5 bathroom Edwardian with gorgeous return verandas, timber fretwork, high ceilings, lead lights, and picture rails, this beautifully renovated home seamlessly blends the old with new to create a luxe family home of relaxed living & original elegance. Superbly proportioned, this majestic home enjoys a wide arched hall, 4 grand bedrooms (BIRs) including the main with dressing room & sublime sky lit ensuite that will make you feel sumptuous & stylish. This entertainer boasts a study/playroom, a huge rumpus room perfect for family movie nights, sublime stone kitchen (quality appliances - 2 ovens, butler's pantry), gorgeous open plan entertaining (gas fire) opening to a casual deck with designer heated pool/spa and manicured lawns. Appointed for luxury & comfort, it boasts ducted heating, evap cooling, ducted vac, alarm, instant hot water, Sonos system & speakers, a drying cupboard, 3000L water tank, shed & 3 car spaces. Excitingly close to the Village caf scene, train, schools & the beach this impeccably presented home offers a brilliant family lifestyle. For all enquiries please call Garry Donovan 0419 588 660 or Ebony Dunkley 0432 153 997 - hockingstuart Mentone.

### 5 Woods Av MORDIALLOC 3195

PRICE :	\$1,557,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 G 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,230
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 49 Barkly St MORDIALLOC 3195

PRICE :	\$1,505,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 F 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	839
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Providing heartwarming family accommodation for nearly a century, this extensively renovated and extended Californian bungalow is being offered for the first time in over 30 years. Nestled on a sensational 839sqm (approx.) just moments to the beating heart of Mordialloc, it is the perfect proposition for families, whilst also dishing up plenty of appeal to those seeking a potential multi-dwelling site in a highly sought-after beachside suburb (STCA). On offer is a sprawling well-zoned 5-bedroom home which spans two inviting levels. Formal and casual living areas ensure family harmony, whilst an upstairs bedroom, powder room and lounge area give students and teens somewhere peaceful to call their own. A broad breakfast bar in the well-equipped kitchen sets the scene for relaxed family dinners whilst among the home's many inclusions are ducted heating, split systems, multiple bathrooms, storage shed with mezzanine level and WC plus carport and additional off-street parking. Children will love the deep back yard - there is even a free-standing studio with two possible consulting rooms, a larger room & powder room, perfect for physios, yoga instructors or dance teachers to name a few. Move in and enjoy or take inspiration from neighbouring properties and craft a boutique group of townhouses for this substantial plot of bayside land (STCA). With the bay just minutes away, the property is close to public transport - including Mordialloc station and bus stops - Mordialloc Primary School, parks and a fabulous array of cafes and restaurants

## 7 Francis St MORDIALLOC 3195

PRICE :	\$1,440,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 F 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	647
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** "Lethe" circa 1908 Edwardian charm with a rich history! Unforgettable elegance and grandeur define this glorious Edwardian home, thoughtfully updated to reflect a modern lifestyle with careful consideration of its original period features. This original homestead built by and occupied for 45 years by legendary Melbourne Cup-winning horse trainer Jack Holt, representing a slice of Mordialloc history that is sure to inspire. An amazing picture hangs in the hallway showing the landmark home in all its glory back in the 1920's with the huge stables in the back ground. The charming facade reflects the characteristics of yesteryear, with a superb wrap-around verandah with timber lacework overseeing manicured cottage gardens behind a quaint picket fence. Inside, flexible proportions are fit for any growing family, with exquisitely detailed 12' high ceilings, Baltic Pine flooring, original leadlight and sash windows magnifying the allure. A versatile floor plan with up to five bedrooms accommodate all stages of life, including the master bedroom brilliantly updated with a luxurious dual vanity ensuite and walk-through robe, emulated by a fully renovated family bathroom with double marble vanity and freestanding bath. The open-plan dining and kitchen is brilliantly illuminated by north-facing light from the alfresco zone and offers superb catering from the timeless, well-appointed kitchen and formal lounge (once the stables) with open fireplace with sliding door access to the outdoors. Beautiful established gardens provide a sense of serenity and privacy, with a covered alfresco overlooking the inground pool deck, ideal for summer nights and days entertaining guests. Other standout features include a second lounge, ducted gas heating, split system cooling, study/home office with external access, substantial 4m x 5m attic, four fireplaces, and a single garage with additional off-street parking for two. This is your chance to own an amazing piece of history with the lifestyle you've always pictured, within easy walking distance to Mordialloc Beach, Main street shops, restaurants, train station and much more.

## 31 Steedman St MORDIALLOC 3195

PRICE :	\$1,435,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	87 G 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	683
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** All this plus more are on offer at this beautiful family home nestled in a sought-after pocket of beachside Mordialloc - and while the kids are happy, the shady alfresco deck and bubbling spa ensure the adults are satisfied too! Presented in on-trend tones yet still showcasing lovely period appeal, the home features high ceilings and decorative plasterwork through the front entrance and two large bedrooms, which include a spacious ensuite master with generous walk-in robe. But the true appeal for every family is out to the rear where an oversized living and dining zone embraces a gorgeous soft blue kitchen topped with marble & equipped with quality stainless steel appliances. Extending the living space further, a large rumpus room is perfect to hideaway, the alfresco deck is an ideal place to enjoy company outdoors, while the heated pool and spa keep the bonuses coming. Offering two further bedrooms plus a sparkling family bathroom, this pretty home also features ducted heating/cooling, an alarm and dual street frontages. Steps to Doug Denyer Reserve and just an easy walk to Main Street and the beach, the home is close to St Brigid's & Mordialloc Beach primary schools and also zoned for Parkdale Secondary College.

## 19 Arwon St MORDIALLOC 3195

PRICE :	\$1,330,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 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 :** Beautiful interiors complemented by perfectly manicured gardens ensure this heart-warming 4-bedroom family home is a true standout when it comes to relaxed family living. With its pretty faade making a lasting first impression, this elegant & welcoming family home features a gracious lounge for intimate gatherings with loved ones, along with a vast living/dining zone and stunning entertainers' kitchen for larger-scale gatherings. Here, a 900mm chef's oven, luxe stone benchtops & Asko dishwasher make hosting easy. Cleverly zoned for family harmony, three ground floor bedrooms (BIRs) and a bright family bathroom give the kids somewhere to call their own, whilst upstairs, a lounge and master with dual robes, study/sitting area and spa ensuite combine to create a peaceful sanctuary for parents. Ducted vacuum, alarm, gas fireplace and heating/cooling are among the welcomed practicalities whilst also included are a double auto garage with handy shopper's entry, laundry with rear access, leafy family-friendly gardens and an alfresco patio for easy summer entertaining. The home is in the prized Parkdale Secondary zone and close to Woodlands Golf Club, Doug Denyer Reserve, cafes and public transport.

## 78 Barkly St MORDIALLOC 3195

PRICE:	\$1,225,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	15/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	5
SETTLEMENT DATE:		BATHROOMS:	3
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	92 F 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 : Central Mordialloc land and a large family home being offered for sale for the first time in 50 plus years combine as an attractive proposition for families, or developers looking to capitalise on this A1 location on approx 689m2 / res zone 2 prime real estate. The home offers up to 5 bedrooms (all with robes), a formal lounge, 2/3 family rooms, 3 bathrooms and 2 sunrooms, this home offers a variety of options for the lucky buyer. The ground floor features, a large formal lounge to the front, kitchen/dining, 2 bedrooms or formal dining and a family room, family bathroom with bath and shower, separate laundry and toilet and the rear sunroom. Heating and cooling. Upstairs offers 3 further large bedrooms, master with e/s and wir and another bathroom and the rear sunroom overlooking the large rear garden. 2 carports provide safe and secure accommodation for numerous cars, caravans, trailers or boats for those who need it. Large sunny rear yard and garden shed complete this attractive package. Don't let this once in a lifetime opportunity pass you by!

## 7 Felicia St MORDIALLOC 3195

PRICE:	\$1,225,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	06/02/2020	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	87 G 9	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	667
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Private Sale: Closing date Tuesday 25 February, 2020 @ 5pm (unless sold prior)A charming weatherboard with a contemporary twist, this fully-renovated home offers families the versatility they need over a single and super-stylish level. Positioned on 667 sqms (approx.) the home is in one the suburbs leafiest pockets where the fairways of Woodlands Golf Course, local shops and buses are nearby, and Parkdale Secondary zoning is the icing on the cake!Appealing from the street and fabulous once inside, the home offers up a true sense of welcome that is felt most keenly in the huge entertainers kitchen. Boasting quality appliances including twin ovens, expansive stone benchtops plus a relaxed breakfast bar, this space will make hosting so very easy. Lofty ceilings and a northerly aspect star in the open plan living and dining zone which features both a cosy gas fireplace and split system ensuring year-round comfort, this zone opens to the rear deck and garden presented to deliver a certain rustic Australian charm. Back inside, two further living spaces can become the family room, lounge or study that you need, whilst each of the three bedrooms are spacious and comfortable – the gorgeous main room showcasing an open fireplace, stunning contemporary ensuite and hidden walk-in robe.With a central family bathroom, ducted heating throughout, multiple ceiling fans and plenty of storage, this superb property also offers a garden shed and large double garage.For all enquiries please contact Katrina OBrien 0411 626 394 Hodges Mentone.

## 41 Hinkler Rd MORDIALLOC 3195

PRICE:	\$1,200,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	25/01/2020	ROOF:	
METHOD:	Sale	BEDROOMS:	
SETTLEMENT DATE:	09/02/2020	BATHROOMS:	
PROPERTY TYPE:	Warehouse	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 H 8	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	107	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	1,171
PLAN NUM/REF:	LP139720	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

## 14 Waratah Av MORDIALLOC 3195

PRICE:	\$1,165,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	11/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	House	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:		STOREYS:	
MAP REF:	87 G 9	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	806
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Dishing up lots of lovely land with a lovely sunny home to boot, this exciting opportunity becomes available for the first time in over 20 years. Tucked away in a leafy pocket of Mordialloc, this supersized 806sqm (approx.) is close to Warren Road shops and buses, in easy reach of both Mordialloc & Parkdale hubs along with boasting prized zoning for Parkdale Secondary College. Currently offering a well-maintained abode that provides a perfectly comfortable base for now and into the future, this promising opportunity also brings with it the excitement of massive potential. Update and extend the existing 3-BR/1-Bath accommodation utilising the deep back garden, bring plans for a stunning new family showpiece capitalising on the huge land and great location, or consider a sophisticated subdivision that takes advantage of the broad 21.4m frontage (all STCA). But don't overlook what is already on offer - a bright and inviting weatherboard cottage that comprises a spacious lounge, light-filled kitchen/diner with stainless steel appliances plus a sundrenched alfresco deck, ducted heating, shed and oversized garage.

## 5 Susan St MORDIALLOC 3195

PRICE:	\$1,150,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	04/12/2019	ROOF:	
METHOD:	Sale	BEDROOMS:	3
SETTLEMENT DATE:	12/02/2020	BATHROOMS:	
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 G 7	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	37	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	604
PLAN NUM/REF:	LP033309	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes



COMMENTS :

## 78 Chute St MORDIALLOC 3195

PRICE:	\$1,087,500	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	29/02/2020	ROOF:	
METHOD:	Auction 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:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : The timeless charm of a weatherboard and a fabulous alfresco setting come together at this beautiful Mordialloc home. Having only two owners in almost 100 years, it now offers young buyers and downsizers an appealing opportunity within this sought-after neighbourhood. Warm timber floors, lofty ceilings and delicate leadlight set the scene for the accommodation on offer which includes an elegant lounge plus dedicated dining zone along with a further meals & family area adjacent the large stone kitchen. With a relaxed breakfast bar and equipped with quality stainless steel appliances (900mm oven/cooktop), this contemporary space looks out across alfresco deck where areas of sun and shade plus a brilliant powered cabana and heated spa offer the perfect places to gather with friends. The three bedrooms are spacious and welcoming, the ensuite master with a gorgeous bay window and ceiling fan; a classically-styled central bathroom plus the bonus of a third WC service the rest of the home. Ducted heating, evaporative cooling plus ceiling fans and a split system ensure year-round comfort, whilst ample storage, a tranquil water feature, laundry and lock-up garage conclude a most appealing package. Steps to Ben Kavanagh Reserve, moments to great cafes and within easy reach of Main Street's station, eateries and of course Mordialloc's pristine beach. For more information please contact Chloe Barry 0401 018 086 from Barry Plant today. ALL ENQUIRES MUST INCLUDE A CONTACT NUMBER.

## 152 Warren Rd MORDIALLOC 3195

PRICE :	\$880,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 G 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	583
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** With only a hop skip and a jump to Mordialloc's booming beachside rail, retail and restaurant precinct, this three bedroom, one bathroom brick faade home is arguably the most affordable full-block opportunity in Mordialloc today! This approx 583sqm property comes with a classic brick home, a sunny north-Eastern rear aspect and scope to milk the value anyway you want! Even rethink this sunny site with a great development (subject to Council Approval) all within the Parkdale Secondary College Zone and walking distance to Don Tatnell Leisure Centre and St John Vianney's Primary School. Don't miss out on this amazing opportunity. For more information about this great value brick beauty contact Michelle Stephens - 0417 352 644

## 10a Powlett St MORDIALLOC 3195

PRICE :	\$871,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :	13/02/2020	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 E 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	290
PLAN NUM/REF :	PS310623	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** This beautifully presented two-bedroom period home is in a perfect position in a quiet street just minutes from everything that Mordialloc has to offer. The street appeal of the clinker brick is complemented by the immaculate interior with timeless features including high ceilings, picture rails, stunning timber details and polished wooden floors. The generous master bedroom has a beautiful ensuite, built in robes and lots of natural light from the large timber windows. There is a modern bathroom with fully tiled wall and floors with the second bedroom to the rear. The living areas comprise a large lounge room with Coonara wood stove and adjoining dining room with open fireplace; the ceilings retain their original ornate art-deco plasterwork. There is a modern kitchen with euro appliances, matte white storage and timber benchtops. This leads out to the private rear garden with a lovely deck, paved courtyard and storage shed. Services include ducted heating, reverse cycle aircon, continuous gas hot water and internet. This delightfully preserved period home is located just minutes from schools and the buzzing shops and cafes of Main Street, as well as the train Station and nearby beach.

## 87 White St MORDIALLOC 3195

PRICE :	\$865,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 G 11	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	589
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Skim off the value in the cream of the crop! Arguably the most affordable full-block opportunity in Mordialloc today, this approx 589sqm property comes with a classic cream-brick home, a sunny northerly rear aspect and scope to milk the value anyway you want! Keep this three bedroom brick beauty all to yourself and taste the lifestyle benefits of open-plan living wrapping around to a quality stainless-steel appliance kitchen, a neat bathroom with separate WC and a sun-catching all-weather al fresco area in the brilliant northerly backyard. With ducted heating, reverse-cycle air-conditioning and ceiling fans already in place, polished hardwood floors throughout and a carport outside, this comfortable home is a tasty step up to life on your own full beachside block with rich potential to extend and renovate further. Alternatively, continue renting this solid and brick home and skim off a good rental until it's time to rethink this sunny site with a rewarding development (subject to Council Approval). Within a walk of the station and the Warren Rd and Parkdale Plaza shopping precincts in the sought-after Parkdale Secondary College Zone, there's great scope to whip up an easy profit!

## 2/17 Collocott St MORDIALLOC 3195

PRICE :	\$800,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 F 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 : Brilliantly designed for family living, this low maintenance 3 bedroom 2.5 bathroom town residence perfects the easy care lifestyle. With its own private double auto garage & storage, this dynamic home enjoys a porcelain tiled open plan living & dining area with 2 sliding doors onto a sun splashed entertainer's courtyard - a great place to wine & dine; timeless stone kitchen (Bosch dishwasher), downstairs main bedroom (WIR & ensuite) and an upstairs children's domain with retreat. Bigger than you think, this relaxed haven also has ducted heating & air cond. An unbeatable location, a heartbeat to Mordialloc Village for a variety of shops, cafes & restaurants, the train, beach & schools.

## 4/186 Beach Rd MORDIALLOC 3195

PRICE :	\$693,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/01/2020	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	14/02/2020	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 D 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	4	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP002820	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

## 4/490 Main St MORDIALLOC 3195

PRICE: \$664,000  
RESERVE PRICE:  
SALE DATE: 04/12/2019  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 E 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: Fronting George St, this streetfront unit offers sunny space, stand-apart style and super-sized decking. but the Main thing here is this super-central position within a stroll of the beach, bars, baristas and station! Streetfront and set apart with minimal shared wall area, this two bedroom home stretches deep with a north-facing open-plan with hardwood floors flowing back to a fresh white kitchen, fan-cooled robe-fitted bedrooms separated by a central bathroom (with full bath), and a separate WC beyond the full separate laundry. All decked out with great outdoor space including a full-depth entertainers' deck, gated parking and frangipani-shaded front yard with storage, this single-level streetfront home stands out from the pack as a smart start, seaside investment or seaside downsizer. Rent or relax today, open out and upgrade tomorrow, stand apart within 350m of the sand, four blocks of the village and a direct commute to the CBD.

## 3/3 Collocott St MORDIALLOC 3195

PRICE: \$640,000  
RESERVE PRICE:  
SALE DATE: 14/12/2019  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 F 11  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION: 0  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Style and comfort reign supreme at this chic low maintenance 2-bedroom unit in the heart of beachside Mordialloc. Boasting stress-free spaces inside and out, there really is no better base for your busy lifestyle! Positioned within a quiet and neatly maintained group, the single-level unit opens to a warm & welcoming lounge offering ample scope for relaxation. The large contemporary kitchen is equipped with quality appliances and flows out through the full laundry to a sheltered alfresco area that wraps two sides of the home providing appealing extra spaces to either entertain family & friends or simply unwind outdoors. Built-in robes star in both spacious bedrooms which also boast ceiling fans and on-trend plantation shutters - a central bathroom & separate WC plus the comfort of split system heating/cooling are also offered, whilst a lock-up garage, water tank and garden shed wrap up a brilliant proposition. Just moments to vibrant Main Street and its fabulous array of restaurants and cafes, this seaside gem is close to parks, recreation, fine schooling options and the bay. It is also in the prized Parkdale Secondary College zone. PLEASE NOTE - Photo ID required as a Condition of Entry

## 4/33-35 Brownfield St MORDIALLOC 3195

PRICE: \$585,000  
RESERVE PRICE:  
SALE DATE: 29/02/2020  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 G 9  
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:



## 3/13 Barkly St MORDIALLOC 3195

PRICE:	\$553,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	13/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:	13/02/2020	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 F 11	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	3	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP002305	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



**COMMENTS:** This superb villa is only moments away from Mordialloc's trendy eateries, shops, train station and the beach. Ideally situated in a quiet block, this single level, low maintenance home has been recently renovated and offers open plan living with loads of natural light. The kitchen has been updated with new Bellini S/S appliances, tiled floors and quality cabinetry. Both spacious bedrooms have new carpet and built-in robes and share a central bathroom. Reverse cycle air-conditioning and carport complete the list of essentials. This is a great opportunity that will appeal to downsizers, investors or first home buyers.

## 207/90 White St MORDIALLOC 3195

PRICE:	\$545,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	09/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:	05/02/2020	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 H 11	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	20	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS539940	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



**COMMENTS:** This beautifully presented two-bedroom apartment is just minutes from everything that Mordialloc has to offer. You will enjoy the quiet setting above the treetops and tucked well-away from the hustle and bustle. The immaculate interior features a large open plan living area with lounge, dining space, lovely wooden floors and modern fittings. The adjoining kitchen has a stone-topped island bench, stainless steel appliances and a stunning window splashback looking out to the garden terrace. The master bedroom has plenty of robe space and direct access to the large rear balcony with clear views across the rooftops and laneways. A light filled second bedroom also has mirrored built in robe. The euro laundry is neatly packed behind doors and there is storage too. The bedrooms and living areas have split system aircon/heating and there is secure parking, lift access to the second floor and a private front balcony. Fresh and bright with a seaside feeling, this delightfully presented apartment would suit all ages, from downsizers to first homeowners. Just minutes from schools and the buzzing shops and cafes of Main Street, as well as the train Station and nearby beach.

## 2/16 Mcdonald St MORDIALLOC 3195

PRICE:	\$435,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	10/02/2020	ROOF:	
METHOD:	Sold Before Auction	BEDROOMS:	1
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	87 F 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:** Sometimes all you need is a comfortable place to drop your bags and enjoy all the attractions that are ready & waiting, and this ultra-low maintenance pad in seaside Mordialloc is exactly that. In seconds you'll be on the CBD train, in minutes you'll be on the beach and nestled in between is an exciting array of shops, cafes and bars to grab your attention. The easiest of lifestyles is on offer here, featuring hardwood floors through the combined living and dining room, the home also includes a bright kitchen that has been equipped with stainless steel appliances including a full-size dishwasher. An easy double that boasts twin robes, the bedroom enjoys ensuite access to a sun-filled bathroom with convenient laundry facilities, whilst the easy-care courtyard provides a space to relax outdoors. Offering split system heating/cooling and allocated carport parking, this is the perfect commuter base or an ideal investment

## 1/212 Beach Rd MORDIALLOC 3195

PRICE: \$430,000  
RESERVE PRICE:  
SALE DATE: 29/02/2020  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 92 E 1  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

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



COMMENTS :

## 8/541 Main St MORDIALLOC 3195

PRICE: \$385,000  
RESERVE PRICE:  
SALE DATE: 29/02/2020  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Apartment  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 92 F 1  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

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



COMMENTS : Sometimes life is so sweet it hurts! And that is exactly the case in this exceptional seaside apartment right in the beating heart of Mordialloc. Just a breath to the beach and pier, metres to bars and cafes and steps to the station, this is a home where lifestyle is truly front and centre. Situated within a secure & stylish development of only 14 homes (mainly owner occupied), the bright and airy apartment is set to the rear of the block where it has easy access to the communal BBQ terrace. Crisp and fresh with hardwood floors, the main living and dining zone is flushed with natural light and connects seamlessly with the quality stone kitchen boasting Blanco appliances including an integrated dishwasher. Family and friends can be welcomed here or out on the sundrenched alfresco terrace. Taking in glimpses of the bay, a second terrace is off the spacious bedroom which also offers a mirrored walk-in robe and direct access to the sleek two-way bathroom. A Euro laundry is also included along with split system heating/cooling, intercom entry and secure parking/storage with lift access. For more information please contact Chloe Barry 0401 018 086 from Barry Plant today. ALL ENQUIRES MUST INCLUDE A CONTACT NUMBER.

## 5/397 Nepean Hwy MORDIALLOC 3195

PRICE: \$367,000  
RESERVE PRICE:  
SALE DATE: 20/12/2019  
METHOD: Private Sale  
SETTLEMENT DATE: 08/02/2020  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH: Mordialloc  
MAP REF: 87 E 11  
BLOCK NUMBER:  
LOT NUMBER: 5  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS405350  
YEAR BUILT:

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



COMMENTS : Private Sale

## 3/21 Hinkler Rd MORDIALLOC 3195

PRICE :	\$310,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	
SETTLEMENT DATE :	19/12/2019	BATHROOMS :	
PROPERTY TYPE :	Factory	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 H 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	106
PLAN NUM/REF :	PS815487	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

### COMMENTS :

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