

# hockingstuart

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FAX:

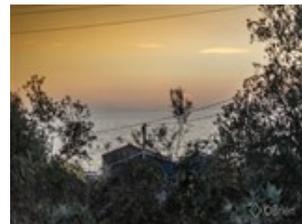
DATES : 01/11/2019 and 30/01/2020  
PROPERTY TYPE :  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE :  
STREET NUMBER : (ANY)  
STREET : PARANA, BOWMAN, GIPSY, COLEMAN, WATKINS, HEARLE, KIANDRA, KARA, BAYVIEW, WYUNA, OZONE, IDEAL, WILSON, GLADSTONE, SOPHIA, BONAVIDA, TAYLOR, FOSTER, GROVES, ROYCROFT, GNOTUK, PARK, ALEXANDRA, NATAL, CARRINGTON, WATERSEDGE, DENMAN, DUDLEY, SINCLAIR, BANK, DERRYBEG, ABBEY, THE ESPLANADE, NEPEAN, SOMME, BAPAUME, LILLIPUT, CORREA, WALLUM, BRISTOL, CRAIGIE, GRACIE, ROSEBERRY, MORTON, NAVI, FOY, BERWEN, KELVIN, BARNES, DOUGLAS, FRANKLIN, SHOWERS, AVONDALE, THE BEACH WAY, BATH, CAMP, THE STRAND, THE AVENUE, SWANSEA, MAURY, LE SOUEF, NEWINGTON, WIMBORNE, CHADWELL, SHENFIELD, WELLWOOD, NEWBERRY, WILLIAMS, HARDING, LORD WEAVER, MONICA, TI-TREE, THE GLADE, THE WATERFRONT, STEPHENS  
STREET TYPE : (ANY)  
SUBURB : BONBEACH, CARRUM, CHELSEA, EDITHVALE, ASPENDALE  
DATA SOURCE : REI and VG/Gov  
RETURNED : 27

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## Results

### 14 Ti Tree Av BONBEACH 3196

PRICE :	\$2,010,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	20/12/2019	BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	7
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	29	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	514
PLAN NUM/REF :	LP005659	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : HIGHLY SOUGHT AFTER EXCLUSIVE STREET - This totally pure beachfront, 4 bedroom, two living room home is the dream property for location and size. Set back slightly for privacy and protection and with beautiful 180° views of the beach line and city, this property sits on a 514m<sup>2</sup> block with 13m approx of beach frontage. Step through the private gate and weave through the Ti Trees to the quietest beach on the Bay. Secure and private behind fences this double storey 29 square home will impress. With potential to renovate and modernize, this home will suit the astute buyer who's longing for a tranquil lifestyle with growth potential. Other features include: 4 bedrooms ( Master with WIR x 2 and ensuite ) 2 bathrooms plus powder room 2 separate living areas Sunset balcony for entertaining Ducted gas heating, split system cooling, fans and Coonara Fireplace. Timber flooring Modern Kitchen with dishwasher and gas appliances Double garage plus boat/trailer parking with plenty of storage Sit back, relax and enjoy the beautiful sunsets from the balcony or enjoy the peace and quiet that comes with living in Ti Tree. Contact us NOW to arrange a private inspection or if you have any questions.

## 11a Harding Av BONBEACH 3196

PRICE: \$1,800,000  
RESERVE PRICE:  
SALE DATE: 23/11/2019  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 97 B 4  
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: 698  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Footsteps to the water's edge - with private gated access to sand & sea - here is an exciting and incredibly rare beachfront opportunity that cannot be missed. On approx. 698sqm with nothing between you and the bay, this really is what dreams are made of! Boasting sea views as far as the eye can see from its upstairs living zone, the existing home is an extremely comfortable base or investment whilst you finalise plans for a brand new luxury coastal showstopper or bespoke townhouse subdivision (STCA). Able to accommodate families with ease, it features up to four bedrooms, a practical kitchen, two bathrooms and multiple living areas. Accessed via a long driveway off Harding Avenue, the property is private and secure; its generous proportions allowing for multiple options for the future. Take inspiration from neighbouring properties and craft a luxurious dual occupancy, capitalising on the sensational waterfront position & encompassing potentially far-reaching bay views (STCA). Alternatively design a family masterpiece to be envied by everyone that visits. In addition to its unparalleled beachfront position, the property enjoys brilliant proximity to local shops, cafes and the train station.

## 8/2-4 Groves St ASPENDALE 3195

PRICE: \$1,550,000  
RESERVE PRICE:  
SALE DATE: 07/12/2019  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 92 J 6  
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:

## 4b Chadwell Gr CHELSEA 3196

PRICE: \$1,490,000  
RESERVE PRICE:  
SALE DATE: 07/01/2020  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Single)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

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



COMMENTS: You'll be spoilt for choice living in this amazing Lowe Design home that delivers quality, functionality and the perfect beachside lifestyle with cafes, restaurants, public transport and sporting amenities all at your fingertips. Combining streamlined style, expansive spaces, an abundance of storage space along with plenty of natural light this opportunity is one not to be missed. Ground Floor: - 2 spacious bedrooms with fully fitted out built in robes - Stunning spacious family bathroom with stone benches, bath, walk in shower and linking up to 2nd bedroom - Separate powder room - Laundry with heaps of cupboards, benchtop space and drying rack - Study nook area - Large lounge or optional 4th bedroom leading out to decked and grassed area with 6 seater spa First floor: - Large open plan living with stunning timber flooring flowing out to your private balcony. - Designer kitchen with huge oversized stone Island bench, quality appliances, linking seamlessly with private internal timber deck which is protected for entertaining complete with water & gas point. - Stylish ensuite main bedroom with huge walk in robe (1600 m x 5800). - Study nook - Powder room The WOW factor continues with this home having a private roof ...

## 2 Carrington St EDITHVALE 3196

PRICE : \$1,350,000  
RESERVE PRICE :  
SALE DATE : 07/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 92 K 9  
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 : Ready to be greeted with gentle sea breezes and the sand beneath your feet metres from your doorstep. Situated in one of Edithvale's sought after beachside cul-de-sacs, this impeccably presented 4 bedroom home enjoys a prime position to envy - where a relaxed family lifestyle is assured every day. Upstairs reveals an immaculate Smeg kitchen and light filled dining space, leading through to a sun drenched living zone and entertaining terrace that takes full advantage of inviting water views and spectacular bayside sunsets. The peaceful master sanctuary is complete with a generous ensuite and built-in robes. Downstairs, you'll discover a contemporary bathroom and three generous bedrooms all with built-in robes and garden outlooks; one big bedroom versatile as a second living space with sliding doors onto beautiful garden surrounds and heated swim spa. Comfortable with ducted heating, evaporative cooling, intercom entry and ample storage. Not to mention, a large double auto garage and secure landscaped yard - where cars, kids and pets are well catered for. Located steps to cafes, shops and rail - beachside living has never looked better.

## 1/62 Nepean Hwy ASPENDALE 3195

PRICE : \$1,200,000  
RESERVE PRICE :  
SALE DATE : 09/12/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 92 G 4  
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 : If it's a beachside family lifestyle you're seeking, look no further than this supersized 4 bedroom freestanding residence; where direct access to one of the best beaches along the bay lies steps from your door. Fronting an exclusive block of six, you'll be impressed by the generous proportions, sleek renovated bathrooms and potential to add a roof top deck (STCA) with sweeping uninterrupted views across Port Phillip Bay and the Dandenong Ranges (STCA). Exuding seaside calm, step inside and discover two bedrooms (BIRs), a contemporary family bathroom and spacious living zone/theatre room; flowing onto a large private low-maintenance coastal garden courtyard. Upstairs, consists of a stylish main ensuited bedroom with walk-in robe and balcony access, fourth bedroom (BIR) and expansive sunlit open plan living framed by hints of sparkling blue water. The smart modern kitchen will delight the home cook with quality stainless steel appliances and granite benchtops. Features polished timber floors, ducted heat/cool, brand-new split systems, powder room and double auto garage (new door). Located moments to vibrant Mordialloc Village, schools and rail. Additional features include: Fresh 2yo carpet, floor tiles, polished ...

## 10 The Waterfront BONBEACH 3196

PRICE :	\$1,100,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 C 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 :** In this exclusive development with private beach access, this relaxed 4 bedroom 3 bathroom town residence built by Lowe Constructions encapsulates the beachside lifestyle with effortless quality & style. Welcomed by a tropical north facing alfresco garden with pond, this sun filled haven has 3 flowing living areas (custom cabinetry); downstairs bedroom/study (BIRs & ensuite), superb main bedroom (huge WIR & granite ensuite), stylish stone kitchen (movable island & Smeg appliances); an outdoor room with BBQ & a double auto garage. Finished to the highest standard, this premier home has security doors, zoned ducted heating/air cond & vac, ceiling fans & double blinds. Walk to train, cafes and Patterson River.

## 3/14 Newington Pde CHELSEA 3196

PRICE :	\$980,000	RECORDED :	
RESERVE PRICE :		WALLS :	Rendered
SALE DATE :	12/11/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	5
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 :** Beach side, modern, perfectly presented and near new with custom upgrades throughout - imagine walking on the beautiful Chelsea Beach at sunset, paddle boarding on warm, calm summers days and taking a leisurely stroll to one of the many local cafes to grab your morning coffee. This is the life - and it's available to purchase right now! Features include: - 3 double bedrooms, the master with full en-suite. All with built in robes, carpet under foot, ceiling fan and split system air conditioning and heating - Spacious open plan living room and dining room, high ceilings with an abundance of natural light. Split system and 2 ceiling fans - Designer kitchen includes stone waterfall bench top, double drawer dishwasher, double plumbed fridge, 900 ml gas cook tops, electric oven, breakfast bar, walk in butlers pantry, soft close drawers and plenty of storage - Central family bathroom with floor to ceiling tiles and bath - Large balcony with urban outlook, perfect for year round entertaining - Separate laundry with outdoor access - Double lock up garage with internal access and remote control entry Offering a modern colour palette and quality fixtures and fittings throughout, this lovely townhouse is positioned to the back ...

## 4/316 Nepean Hwy EDITHVALE 3196

PRICE :	\$975,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	93 A 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Only 200 steps to the private gate right onto the sand of a unadulterated beach, this beautifully renovated 3 bedroom 2 bathroom town residence is an entertainer's oasis of beachside living. Live outside in summer in the stunning tropical paradise with its north facing covered alfresco area, BBQ and mod-grass lawn; while inside enjoys 2 separate living zones - upstairs with bay views from the balcony and the dining area is big enough to host the family occasions; a luxury stone kitchen (Smeg stove, Asko dishwasher) & a gorgeous main bedroom (BIRs & luxe ensuite). Equipped with ducted heating, air cond, double auto garage + car space, it's metres to the station and cafes.

## 10/6-8 Stephens St CARRUM 3197

PRICE: \$910,000  
 RESERVE PRICE:  
 SALE DATE: 04/12/2019  
 METHOD: Sold Before Auction  
 SETTLEMENT DATE:  
 PROPERTY TYPE: Apartment  
 MUNICIPALITY: Kingston  
 PARISH:  
 MAP REF: 97 C 7  
 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: Located opposite the beach and boasting picture perfect waterfront vistas, this immaculate 3 bedroom, 2 bathroom residence promises to be the coastal sanctuary you've been waiting for. Perched on the top floor and quality built by Lowe, this superb apartment enjoys sun infused open plan living set against the commanding backdrop of Port Phillip Bay. Large expanses of glass with sliding doors perfectly frame the breath-taking water views, which linger beyond your huge entertainers' terrace the perfect spot to soak up the sun and enjoy afternoon drinks with friends. The well-appointed central kitchen will impress, fitted with stainless steel appliances and granite breakfast bench. Peacefully positioned, the spacious main bedroom offers a luxe ensuite and wall of built-in robes, while the remaining bedrooms (1-BIR) share a dual access family bathroom and separate powder room. Features split system heating and cooling, intercom, granite benchtops, fresh paint throughout, single auto garage and carport behind secure auto gates. Nestled between the beach and Carrum Village this low-maintenance retreat will meet your every lifestyle need.

## 10/6-8 Stephens St CARRUM 3197

PRICE: \$910,000  
 RESERVE PRICE:  
 SALE DATE: 04/12/2019  
 METHOD: Sold Before Auction  
 SETTLEMENT DATE:  
 PROPERTY TYPE: Apartment  
 MUNICIPALITY: Kingston  
 PARISH:  
 MAP REF: 97 C 7  
 BLOCK NUMBER:  
 LOT NUMBER:  
 CROWN ALLOTMENT:  
 PLAN NUM/REF:  
 YEAR BUILT:

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



COMMENTS:

## 619a Nepean Hwy CARRUM 3197

PRICE: \$900,000  
 RESERVE PRICE:  
 SALE DATE: 13/01/2020  
 METHOD: Private Sale  
 SETTLEMENT DATE:  
 PROPERTY TYPE: House  
 MUNICIPALITY: Kingston  
 PARISH:  
 MAP REF: 97 C 7  
 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: If you've been dreaming of life by the sea, this hidden 3-bedroom double storey gem presents a standout opportunity to secure a prime beachside position in the heart of Carrum. Enviously located footsteps to the sand, cafes and rail, this 405sqm approx. freestanding property is comfortably liveable and loaded with potential. Ripe to rejuvenate, build a luxury new home or take advantage of the high density mixed use zoning with a luxury townhouse development (STCA). Upstairs living enjoys sparkling glimpses of blue water, soaring cathedral ceilings and a wall of glass with sliding doors opening onto a fabulous entertainer's terrace inviting you to bask in the sun. The original kitchen is brimming with natural light, and tucked to the rear is a delightful main bedroom (BIR) with dual-access bathroom and separate w/c. Ground-level delivers two additional bedrooms (BIR) sharing a neat bathroom and spacious second living zone opening onto a large yard. Features ducted heating/cooling, double lockup garage and gated walkway access to the beach. Stroll along the boardwalk, grab a coffee and revel in the superb coastal lifestyle on offer. Please enter off Nepean highway through laneway next to Live Well dentist and Sonya ...

## 21 Somme Pde EDITHVALE 3196

PRICE :	\$775,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	330
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A rare opportunity to create the ultimate beachside lifestyle Build a beautiful home or take advantage of the existing plans and permits for two sensational 3 bedroom + study 2.5 bathroom boutique homes. Finish to your own standards, relishing in the fact of a rooftop terrace taking in magnificent bay views, in this beautiful beachside location, only metres to the secluded yet stunning white shores of Edithvale Beach, an easy walk to Edithvale station, local shops and cafes, and within easy access to private schools and golf courses. Land: 330sqm appx.

## 566 Nepean Hwy BONBEACH 3196

PRICE :	\$775,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 C 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	341
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Enviably positioned being only seconds to the pristine beaches of Port Phillip Bay, this delightful abode provides the ideal opportunity for families, investors and first home buyers to secure a low maintenance beachside home positioned on 340m2 approx. Drenched in natural light the home features a warm and welcoming lounge with fire place, timber floors along with generous family/meals area plus a well appointed kitchen with quality stainless steel appliances and plenty of cupboard space. Three bedrooms all boast built in robes and share a family bathroom, whilst the home further features split systems, single carport with further off street parking plus low maintenance yard. Located close to shopping, station, schools, sporting facilities and just moments to the white sandy beach, envision your sea change and inspect today!

## 241 Nepean Hwy EDITHVALE 3196

PRICE :	\$715,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Great investment opportunity in the heart of Edithvale only 140 metres to the beach. With a shop at the front and accommodation at the rear, this property offers many different options and alternatives. Key attributes of the property include: - Commercial 1 Zone Kingston - DDO7 (Design and development overlay) - 188sqm of land (approx.) - 92sqm internally (approx.) - 150 metres to Edithvale train station - 28km from Melbourne CBD - 1 car space at the rear- Suit owner occupiers/investors - Front shop with home at rear This prime investment opportunity is positioned within the sought after boutique bayside location of Edithvale and offers brilliant opportunities with exposure to thousands of passing vehicles on a daily basis.

## 627a Nepean Hwy CARRUM 3197

PRICE :	\$665,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	12/12/2019	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	9	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	869
PLAN NUM/REF :	PS523041	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Carrum is undoubtedly the next bay side hot spot and now is your time to secure this modern, low maintenance townhouse at an affordable price. Walk to the beach, playground, cafe's and over to Aldi. Public transport - including the new Carrum Station gives easy access to the city. Move now and start enjoying this amazing location, features include: \* 2 spacious bedrooms, the master with full en-suite, both with built in robes \* Master bedroom with balcony that offers water views \* Light and bright lounge room, built in shelving and feature wall \* Dining room includes access to outdoor entertaining area. Soaring ceilings give the feeling of extra space \* Large central kitchen offers gas cook top and stainless steel appliances and walk in butlers pantry \* Split systems service both bedrooms \* Roof top deck \* Direct access to the beach This is the perfect opportunity to buy beach side. Solid, spacious and priced to sell, call today to book your inspection.

## 6/1a Somme Pde EDITHVALE 3196

PRICE :	\$658,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Hidden away down a beachside cul-de-sac, here is a shining treasure just waiting to be found! Ideally located just steps to the beach, this welcoming unit is an immaculate base for city workers looking for a seaside escape or downsizers wanting to spend retirement by the water. Set amongst a well-maintained group offering the convenience of laneway access to the highway, the home boasts warm timber floors and fresh paint throughout. Featuring an open plan living/dining room with plenty of space to welcome guests plus a sunny kitchen, the homes true drawcard is the supersized courtyard which provides areas of sun and shelter perfect for use through the seasons. Both of the bedrooms boast mirrored robes, the king-sized main room a real bonus, these rooms share a bright bathroom with handy two-way WC. Split system heating and cooling, a lock up garage and screened drying terrace with garden shed are all included. With a beach path from Somme Pde giving you privileged access to pristine sands, plus cafes, shops and the station only moments away on foot, this truly is a prized lifestyle locale.

## 1/605 Nepean Hwy BONBEACH 3196

PRICE :	\$635,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	97 C 6	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 : OPENS CANCELLED - PROPERTY UNDER CONTRACT - This 12 month old, superbly built 2 bedroom, 2 bathroom townhouse offers a low maintenance lifestyle in a picture perfect beachside location; only 100 meters from the beach through your very own private access and within walking distance to train stations, local cafes, shopping centres and the pristine foreshore of Bonbeach. With the living and all bedrooms on the same level, this home has modern style and attractive features. Perfect for the first home buyer, investor or astute buyer looking for that modern sea change. Upstairs the home has a bright open plan kitchen, living and dining with an alfresco balcony to capture the sea breezes and morning sunlight along with; two generous sized bedrooms; en-suite to master, high ceilings and sleek cabinetry. A private path leading down to the beach's white sands and turquoise waters will see it become a glorious extension of your own home. Features include: 2 Bedrooms with BIR's 2 bathrooms Block out blinds remote controlled East facing balcony MIELE Kitchen appliances, integrated dishwasher Stone benches throughout Panasonic heating and cooling, plus extra split systems Engineered timber floors Separate laundry SLUG with ...

## 1/605 Nepean Hwy BONBEACH 3196

PRICE :	\$635,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/11/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	20/12/2019	BATHROOMS :	
PROPERTY TYPE :	House - Attached House N.E.C.	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	97 C 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	12	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,835
PLAN NUM/REF :	PS811677	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 3/6 Harding Av BONBEACH 3196

PRICE :	\$590,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
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 : This 2 bedroom apartment offers superb panoramic bay views from the roof top deck & only seconds from the white sands of Chelsea beach. Architecturally designed, it provides the ultimate beachside lifestyle with quality low maintenance living at its finest. The modern kitchen with stainless steel appliances overlooks a spacious open plan lounge/dining area with timber flooring, 2 double bedrooms both with BIR's, vogue bathroom complete with fameless double shower & floor to ceiling tiles. Also features split system heating/cooling, euro laundry plus secure basement parking and storage. Seconds from Traxx Caf, French Deli Restaurant & Bonbeach train station. Bonbeach is no longer the bay's best kept secret.

## 6/533-535 Nepean Hwy BONBEACH 3196

PRICE :	\$490,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
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 : Lifestyles dont get much better than this! Metres to pristine sands, steps to a good coffee and offering a low maintenance setting dedicated to relaxation, this ground floor apartment is the definition of easy living. Set in a boutique block, the stylish home is tucked towards the rear enjoying the peace and privacy we all crave. Once inside, this is the ideal hideaway! Featuring an open plan living and dining zone that extends to a contemporary well-equipped kitchen, the home boasts not one but two alfresco areas. Perfect for entertaining, the larger space spills to a riverbed style garden whilst accessed from the two double bedrooms, the second deck provides a perfect space for coffee or something stronger outdoors. A smart full bathroom services the home, whilst rounding off the package are robes in each bedroom, Euro laundry, split system heating/cooling, secure intercom entry plus basement parking & storage with lift access. Hop on the train during the week and unwind by the beach during your precious downtime!

## 24/50 Nepean Hwy ASPENDALE 3195

PRICE :	\$485,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	26/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	92 G 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 :

## 2/25-27 Nepean Hwy ASPENDALE 3195

PRICE :	\$450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	2
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	92 F 2	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 : An enviable beachside lifestyle is now within reach; this incredible opportunity to own a ground-floor apartment just steps to the stunning Aspendale foreshore will not last long! - This stylish home features oversized kitchen appointed with stone benchtops, breakfast bar and stainless-steel Bosch appliances, opening out to the generous-sized living & dining area with access to the private balcony and spacious courtyard area. - Master bedroom with mirrored built-in wardrobes, plus family bathroom with floor-to-ceiling tiles, plenty of storage space and euro-laundry. - This property is complete with a secure basement carpark & storage cage. This trendy home offers a relaxed lifestyle by the bay; a short stroll will take you to Mordialloc station, shops and cafs, not to mention the beautiful Aspendale beach at your doorstep! Ideal for a couple, professional or investor looking to add a great property to their portfolio. - PHOTO I.D IS REQUIRED AT ALL OPEN FOR INSPECTIONS -

## Avondale Av CHELSEA 3196

PRICE:	\$260,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	29/11/2019	ROOF:	
METHOD:	Sale	BEDROOMS:	
SETTLEMENT DATE:	20/12/2019	BATHROOMS:	
PROPERTY TYPE:	Strata Unit/Flat	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 A 1	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	39	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS631964	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS :

## 3/18 Avondale Av CHELSEA 3196

PRICE:	\$260,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	29/11/2019	ROOF:	
METHOD:	Sale	BEDROOMS:	1
SETTLEMENT DATE:	20/12/2019	BATHROOMS:	
PROPERTY TYPE:	Strata Unit/Flat	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	97 A 1	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	3	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS631964	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

## 11/8-10 Maury Rd CHELSEA 3196

PRICE:		RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	20/11/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Apartment	ROOMS:	3
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 : This young, modern apartment is arguably the best in the entire complex with its wrap around balcony and magnificent bay views. Its northern facing aspect makes for a bright, light-filled apartment that you'll look forward to calling "home."The features of the property are:-1st floor apartment with lift access-2 spacious bedrooms with built in robes-Open plan kitchen and living with stone benchtops-Overlay timber flooring with carpeted bedrooms-2 car spaces and storage cage in basement-Tinted windows-Split system heating/ cooling-Video intercom-European laundryLocation doesn't get much better than this, being able to walk to cafes, restaurants, Chelsea train station, parks, schools and the highlight of this location is that you are only a short stroll to the beautiful Chelsea beach foreshore. This is beachside living at its best!

# 3 Barnes Gr CHELSEA 3196

PRICE :  
RESERVE PRICE :  
SALE DATE : 23/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 93 A 12  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Clad  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS : 4  
CARPARKS : 0  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 453  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : This original 3-bedroom home is primed and ready for re-development. Set on 453sqm (approx.) this site lends itself to building your new dream home or building 2 side by side townhouses (STCA).When it comes to prime real estate it's always about the location and this property ticks the boxes. 150m from the beautiful beaches of Chelsea, a short walk to shops and train station, as well as being close to schools.The property is currently tenanted on a month-to-month lease, making it available for vacant possession or keeping the tenant, making for a good solid investment.Contact us today for more information regarding this fantastic beachside opportunity!

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