

hockingstuart

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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 : EDITHVALE,CHELSEA
DATA SOURCE : REI and VG/Gov
RETURNED : 37

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Results

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 ensuited 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 top deck providing stunning panoramic views of the bay from Mount Martha to the city. You will be spoilt with all the modern comforts including zoned reverse cycle heating and refrigerated cooling, alarm, 5kw electrical solar system, in ceiling speakers along with external wired speakers to all outdoor entertaining areas, lounge with floor to ceiling windows coated with privacy film plus oversized remote double garage.

2 Carrington St EDITHVALE 3196

PRICE :	\$1,350,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :	15/01/2020	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	92 K 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	20	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	389
PLAN NUM/REF :	LP005389	FURNISHED :	No
YEAR BUILT :		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.

3-5 Kangaroo Rd CHELSEA 3196

PRICE :	\$1,211,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	817
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Here presents an opportunity for any astute developer to acquire a 817m2 (approx.) parcel of land with 2 titles, (19m frontage). The perfect site for a luxury side by side townhouse development or it has the potential for 3 units, (STCA). There is also the option knock down the existing house and build your dream home in a high growth bay side suburb. The home has been in the family for over 40 years and may not be able to be saved, but if you're handy a few tweaks may get it to a level where it could be let out while you apply to council for your permits to build your next project. (What you see is what you get) Walking distance to the beach and positioned in a quiet cul de sac with wonderful neighbours who love their street. This parcel of land is one not to be missed. Call today to register your interest and obtain a copy of the Section 32 and Contract of Sale. Settlement Terms: 30/60/90 days. 10% deposit

3-7 Kangaroo Rd CHELSEA 3196

PRICE :	\$1,211,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/02/2020	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 :	817
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

103 Ella Gr EDITHVALE 3196

PRICE : \$1,210,000
RESERVE PRICE :
SALE DATE : 22/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 D 9
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS : Brick
ROOF :
BEDROOMS : 5
BATHROOMS : 2
ROOMS : 7
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION : 0
SIDE DIMENSION :
LAND AREA : 608
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : If you are in search for a brilliant home of absolute quality, look no further! Positioned in a quiet court location, this home has been meticulously renovated & extended to perfection. The benefits of this home are absolutely endless; multiple living zones, five spacious bedrooms and large outdoor entertaining area framed by a prized full block - this home is the ideal setting to raise your growing family! - Upon entry, this home will impress with its grand proportions and desirable open-plan layout. The oversized designer kitchen has had no expense spared; complete with breakfast bar to comfortably seat 6, waterfall-edge 40mm stone benchtops, Asko & Ilve appliances, 2 pac cabinetry and plenty of bench space. - This home provides seamless indoor-outdoor flow; overlook the spacious living and dining areas, beyond impressive bi-fold doors to the outdoor alfresco area. - Additional formal living area provides a perfect Adult's Retreat. - 5 spacious bedrooms; master complete with walk-in wardrobe and gorgeous ensuite with double shower. A further four bedrooms at the rear of the home along with a light-filled family bathroom with bath & separate toilet. Alternatively, utilise the 5th bedroom as an ideal home office. - Impressive outdoor alfresco area and spacious backyard to impress a family who love year-round entertaining in style. - The home is complete with full laundry, gas ducted heating & evaporative cooling. Situated right in the centre of all that Edithvale has to offer including the wetlands & walking tracks, Edithvale Recreation Reserve, Primary School, and pre-school. An easy 15-minute stroll will also take you to Edithvale train station and the beautiful beach. This truly is a rare opportunity to secure your dream family home!

4c Swanpool Av CHELSEA 3196

PRICE : \$1,210,000
RESERVE PRICE :
SALE DATE : 21/01/2020
METHOD : Sale
SETTLEMENT DATE : 24/02/2020
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 93 B 12
BLOCK NUMBER :
LOT NUMBER : 4
CROWN ALLOTMENT :
PLAN NUM/REF : PS641604
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS :
ROOMS :
CARPARKS :
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 302
FURNISHED :
OWNER OCCUPIED : Yes



COMMENTS :

88a Sherwood Av CHELSEA 3196

PRICE : \$1,150,000
RESERVE PRICE :
SALE DATE : 22/01/2020
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 : 5
BATHROOMS : 3
ROOMS :
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Tucked away in a quiet cul-de-sac with expanses of parkland at your doorstep, this stunning 5 bedroom 3 bathroom entertainer delivers contemporary family living on grand scale. Boasting multiple living zones, two ensuited bedrooms, stone benchtops throughout and a warm neutral palette - this family home offers an abundance of space and an enviable low-maintenance lifestyle. Designed for effortless entertaining the well-equipped Euro kitchen enjoys both a walk-in and butler's pantry. The spacious formal lounge will delight, while light-filled casual open plan living flows onto a covered deck; overlooking beautifully landscaped gardens. Upstairs is an expansive third living zone, stylish family bathroom, four bedrooms with walk-in robes including a sumptuous ensuited parents retreat. Desirably set at ground level is an additional ensuited bedroom/guest room (BIR). Every comfort is assured with ducted heating and cooling, powder room, alarm, under stair storage, single auto garage (internal access) and off-street parking. Brilliantly located adjacent to popular Bicentennial Park, walking distance to schools plus moments to Chelsea Village trains and the beach.

4a Mary Av EDITHVALE 3196

PRICE : \$1,135,000
RESERVE PRICE :
SALE DATE : 15/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : This luxuriously appointed, architecturally-designed town residence is an exceptional opportunity to dive into an enviable beachside lifestyle. Minutes to the station, restaurants and the Edithvale shoreline, this fabulous location is also within easy reach of Edithvale Primary School, recreation reserve and a choice of golf clubs. A contemporary setting of sophistication and style, the striking home presents multiple light-filled living zones spread over two levels, along with a choice of master suites both upstairs and down. Entertainers will appreciate the premium stone kitchen equipped with high-end Miele appliances and butlers pantry ensuring stress-free hosting both inside and out through the glass sliding doors to the alfresco deck that is 'outdoor kitchen ready'. Each of the bedrooms benefits from WIRs or fitted wardrobes, whilst both ensuites, family bathroom and powder room showcase considered tile choices and tapware. Designed and constructed with energy efficiency and sustainability front of mind with state of the art and central climate control, commercial grade double glazed windows throughout, highly efficient hot water service and low maintenance landscaped gardens. Among the many highlights include engineered American oak floors, soaring 2.7m ceilings on both levels, home theatre wiring, and auto garage with internal access. Set amongst landscaped gardens - immerse yourself in the luxury of brand new brilliance.

4b Mary Av EDITHVALE 3196

PRICE :	\$1,130,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	24/01/2020	BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	310
PLAN NUM/REF :	PS830124	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : An exceptional opportunity to dive into an enviable beachside lifestyle is available thanks to this stunning architecturally-designed town residence. Just minutes to the station, restaurants and the Edithvale shoreline, this fabulous location is also within easy reach of Edithvale Primary School, recreation reserve and a choice of golf clubs. A contemporary setting of sophistication and style, the striking home presents multiple light-filled living zones spread over two levels, along with a choice of master suites both upstairs and down. Entertainers will appreciate the premium stone kitchen equipped with high-end appliances and butlers pantry that ensures stress-free hosting both inside and out through the glass sliding doors to the alfresco deck that is 'outdoor kitchen ready'. Each of the bedrooms benefits from WIRs or fitted wardrobes, whilst both ensuites, family bathroom and powder room showcase considered tile choices and tapware. Designed and constructed with energy efficiency and sustainability front of mind with state of the art and central climate control, commercial grade double glazed windows throughout, highly efficient hot water service, and low maintenance landscaped gardens. Among the many highlights engineered American oak floors & soaring 2.7m ceilings on both levels, along with home theatre wiring, and auto garage with internal access. Set amongst landscaped gardens – immerse yourself in the luxury of brand new brilliance.

35 Hughes Av EDITHVALE 3196

PRICE :	\$1,125,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	05/02/2020	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	6
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	93 C 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	698
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : This beautiful property has undergone a full renovation, and is ideally set on a sprawling block with a tranquil outlook over the golf course. Featuring multiple entertaining zones and plenty of space for a growing family, this impressive home is sure to excite those looking for their next chapter! - Upon entry be welcomed into a light-filled formal living area, complete with plantation shutters, engineered-oak flooring and split-system. - The kitchen is the heart of the home, and this property certainly impresses in this department boasting stone benchtops & splashback, matte-black tapware, stainless-steel appliances and breakfast bar, seamlessly flowing through to a spacious dining/second living area. - The light & bright dining area opens out to an oversized entertaining deck, offering seamless indoor-outdoor flow for year-round enjoyment. - Spacious master bedroom complete with plantation shutters, walk-in wardrobe and ensuite. - A further three bedrooms at the rear of the home; two of which feature direct backyard access and plenty of light streaming through the full-height windows. - Oversized backyard for the kids & pets to play, plus a paved second entertaining zone to enjoy. - This impressive home is complete with large family bathroom, full laundry, gas ducted heating, split-systems throughout, secure high fence & front gate plus wide side clearance for additional vehicles. Centrally-situated amongst all that Edithvale has to offer; an easy stroll will take you to Edithvale Recreation Reserve, Primary School, wetlands and walking/cycling tracks. Popular local cafes and shops are all a stone's throw away, not to mention the train station and beautiful beach! - Photo I.D. is required at all Open for Inspections -

1/102 Berry Av EDITHVALE 3196

PRICE: \$900,000
RESERVE PRICE:
SALE DATE: 18/12/2019
METHOD: Private Sale
SETTLEMENT DATE: 21/01/2020
PROPERTY TYPE: Townhouse (Single)
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF:
BLOCK NUMBER:
LOT NUMBER: 1
CROWN ALLOTMENT:
PLAN NUM/REF: PS817975
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS: 2
ROOMS: 5
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION: 0
SIDE DIMENSION:
LAND AREA:
FURNISHED: No
OWNER OCCUPIED: Yes



COMMENTS: Our instructions are very clear and that is to sell this well built, brand new townhouse. It is not very often you can buy 3 bedroom, 3 living area townhouse in Edithvale for this price! Flexible settlement terms are available, including a pre Christmas settlement. Features include: - Size: 23 squares approx - 3 double bedrooms all with ceiling fans, master with full en-suite and walk in robe (ground floor). Bedrooms 2 and 3 have built in robes - 3 living areas in total - Central kitchen has 40mm stone waterfall bench tops, gas cook top, electric oven, butlers pantry, soft close drawers - Split systems in each bedroom and living room - Powder room - Under stair storage - Garage with internal access, custom built roller door. Off street parking behind - Own street frontage, front and rear landscaped gardens - Covered alfresco - Built by Newtech Homes Call today to arrange your inspection.

274 Station St CHELSEA 3196

PRICE: \$890,000
RESERVE PRICE:
SALE DATE: 22/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 93 A 11
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS: 1
ROOMS: 2
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 513
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: See the broad appeal in this beachside beauty and enjoy a wide welcome to life on your own private block! Widespread in perfect-sized private grounds, this charming three bedroom, 1.5 bathroom brick home stretches wide with a large lounge wrapping around to separate dining, a window-walled family-room catching north sun, and a generous alfresco area ready to entertain in every weather. Graced with great late-period proportions and divine Art Deco detail, this centrally heated and cooled home is styled for today with a granite and European appliance kitchen and a glossy fully-tiled spa-bathroom plus second WC. Featuring built-in robes and ceiling fans, this inviting home even has sheltered parking for two cars in an easy access gated area! In a prized beachside lifestyle location, just 300 metres from one of the bay's most swimmable beaches & a walk to station & shops, this wide-fronted home is a welcome find!

73 Rae Av EDITHVALE 3196

PRICE: \$876,000
RESERVE PRICE:
SALE DATE: 29/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 93 B 8
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS:

3/19 Sherwood Av CHELSEA 3196

PRICE :	\$865,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	5
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 : Enjoy the flexibility to choose your own finishes and create your dream home in the heart of Chelsea! These quality townhouses will be built to the highest standard and come complete with an array of extras to enjoy. Utilise the huge stamp-duty savings; perhaps even be eligible to pay \$0 STAMP DUTY, saving you thousands of dollars! Townhouse 3: \$820,000 - \$865,000 Thoughtfully designed three-bedroom home with huge outdoor entertaining and yard area, large open-plan living and dining room and upgraded kitchen with breakfast bar. Perfect for a young family, or savvy investor looking for a great set-and-forget opportunity.- Three oversized bedrooms with built-in wardrobes; master bedroom including ensuite with double-sink vanity.- Beautiful family bathroom plus additional powder room.- Complete with a study nook and single garage. These quality homes are situated in one of Chelsea's finest streets; a short stroll will take you to Chelsea shopping strip, train station and the beautiful beach! Please contact us for more information including information book, plans and inclusions list.

1 Mary Av EDITHVALE 3196

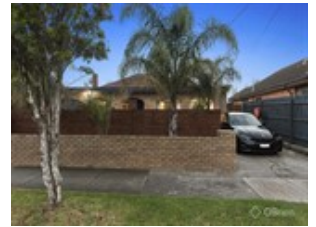
PRICE :	\$842,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	24/01/2020	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 B 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	344
PLAN NUM/REF :	PS340935	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Absolutely irresistible, this heartwarming 2 bedroom + study 2 bathroom timber treasure has a relaxed 'feel good' feel. Greeted by a picket fence and a lovely secure garden, this idyllic gem enjoys a charming living room with roasting open fire; modern kitchen/meals with cute French windows; north facing study/sun room and French doors onto the private sun drenched courtyard garden and lovely alfresco area. The 2 bedrooms are spacious - one with a stylish ensuite & there's a neat bathroom & laundry. A modern classic mix, it boasts polished boards, Roman blinds, Rinnai gas heater, air cond, ceiling fans, water tank & parking. Quiet pocket, walk to cafes, schools, train, beach, golf course & parks.

1/66 Sherwood Av CHELSEA 3196

PRICE :	\$810,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 D 1	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 : Welcome to this fully renovated gem in the heart of Chelsea. Perfect for those who want to be close to the action, the home is walking distance to everything this desirable bay side suburb has to offer. The very stylish owners have chosen an on trend colour palette, fixtures and fittings to match and have maintained the integrity of the original features to highlight their recent works. - 3 bedrooms, the master with en-suite, and walk in robe, bedroom 2 and 3 with built in robes - Extra large formal lounge offers an open fire place and access to the outdoor entertaining area - Spacious dining room with split system that cools the home throughout - Central kitchen includes - breakfast bar, stone bench top, new appliances including integrated dishwasher and plenty of storage - Separate laundry includes third toilet - Light and bright family bathroom with bath - Single lock up garage and 2 parking spaces off street - Protected outdoor entertaining area and large grassed area which is fully fenced This lovely home offers the character and charm that is often sought after but rarely found. Call today to arrange your inspection.

3/22 Argyle Av CHELSEA 3196

PRICE :	\$810,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	97 C 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Ideal location and low maintenance - this immaculate 3 bedroom, 2 bathroom single storey townhouse is secluded and situated in a convenient location. With superb attention to detail; engineered timber flooring, bright with natural lighting, stone benches and plenty of storage this home offers a lifestyle with space and sophistication. With so many great features and ready for you to move in, this lovely home is just a moments' walk to the beach, Chelsea shops and cafes, public transport, schools, childcare and parks. Other features include: - 2 bedrooms with BIR's - Master with full ensuite and WIR - Floating Timber Floors - Ducted heating, evaporative cooling and ceiling fans - Open plan living, plus 2nd living - Plantation shutters and Blockout blinds - S/S Appliances, plenty of storage and stone benches - Secure and private courtyard, complete with cottage garden beds - DLUG with builtin shelving and rear yard access This property would suit the smart investor, young family, downsizer and professionals who appreciate low maintenance living. DON'T MISS OUT, BUY NOW and enjoy Bayside living with no stress. Contact us now for further information regarding this wonderful home.

5/51 Golden Av CHELSEA 3196

PRICE: \$770,000
RESERVE PRICE:
SALE DATE: 05/12/2019
METHOD: Private Sale
SETTLEMENT DATE: 20/01/2020
PROPERTY TYPE: Townhouse (Single)
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF:
BLOCK NUMBER:
LOT NUMBER: 5
CROWN ALLOTMENT:
PLAN NUM/REF: PS819581
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: Yes



COMMENTS: Prestige by design, priceless by appointment, this is quite simply your Golden Opportunity. Offering all-new style within a stroll of the sparkling sea and golden sands, this townhouse offering puts Gold Standard living in reach with a choice of three just-completed homes. Bring the kids and let them choose their bedroom in a substantial family-size 3 bedroom, 2.5 bathroom, triple zone streetfront home. Centre yourself in a two bedroom, 2.5 bathroom, 2-storey executive home and find room for pets and entertaining in an extended garden. Or down-size in sun-soaked single-level style in a spacious 3 bedroom, 2 bathroom single-level home. Whatever the choice, the gold-class quality and glittering sun is the same for each of these brand-new homes. Designed to maximise sun with wide-windowed living-dining opening northwards to private rear yards, each home features a prestige SMEG appliance kitchen, glossy fully-tiled bathrooms (plus an ensuite for every home). Heated and air-conditioned with stone benchtops, mirrored-robos, wideboard floors and textured carpets, each home has a secure auto-garage (double on a private drive for the front home). Of course, all three homes also share this gilded address, just around the corner from Bicentennial Park, less than 400m to the bay and shopping strip, and a stroll to the station.

3/54 Chelsea Rd CHELSEA 3196

PRICE: \$750,000
RESERVE PRICE:
SALE DATE: 31/01/2020
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Kingston
PARISH:
MAP REF:
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 2
BATHROOMS: 2
ROOMS: 4
CARPARKS: 1
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA:
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: Positioned perfectly in one of the best streets in Chelsea, this super modern townhouse will impress buyers looking for one with the lot. Walk to the station, beach, shops and Bicentennial park from this handy location. Private and secure, this home is to the rear of the block. Features of this gorgeous property include: - 2 double bedrooms, the master offers extra large walk in robe, full en-suite with double vanities and separate toilet - Open plan lounge and dining room. Access to outdoor entertaining area, lovely garden outlook and split system heating and cooling - Central kitchen with 900ml gas cooktop and electric oven. Dishwasher, island bench with breakfast bar, double fridge cavity and pendant lights - Single lock up garage with remote control and internal access to the home - Large laundry with plenty of storage - Family bathroom with bath - Guest powder room, (third toilet) - Hydronic slab heating - Undercover entertaining area with Merbau deck - Garden shed Suitable for first home buyers, those looking to downsize without compromise or investors, this sensational home is one you do not want to miss out on. Call today to register your interest.

1/17 Swan Wlk CHELSEA 3196

PRICE: \$745,000
RESERVE PRICE:
SALE DATE: 29/02/2020
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Kingston
PARISH:
MAP REF: 93 B 12
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS:

1/80 Argyle Av CHELSEA 3196

PRICE :	\$735,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	4
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 : Welcome to this lovely 3 bedroom weatherboard cottage in the heart of Chelsea. Highly desired, there is no active Owners Corporation as there is only two homes on the block. Suitable for first home buyers, investors and those looking to downsize without compromise, features include: - 3 bedrooms, the master is king size with double doors to the front deck - Spacious lounge room includes lovely garden outlook and air conditioning - Central kitchen offers dining space, dishwasher, breakfast bar, 600ml gas cooktop and electric oven - Neat and clean bathroom - Double lock up garage with remote - Secure front and rear gardens, paved entertaining area zone to back yard - Separate laundry with utility area - Ducted heating - Freshly painted inside and out - New carpets and blinds - Second toilet Walking distance to St Josephs and Chelsea Primary Schools, Bicentennial Park, beach, shops and station. This home is a must to inspect. Call today to register your interest and receive a copy of the Section 32. Available to buy by private sale.

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.

1/215 Station St EDITHVALE 3196

PRICE :	\$701,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	92 K 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 :

2/38 Vincent St EDITHVALE 3196

PRICE :	\$700,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	4
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 : Buy off-the-plan and say YES to everything you love about a beautiful new home! No more compromising; you will enjoy a huge array of upgrades that are already included, as well as having your pick of colour scheme! These townhouses are perfectly suited to a family, someone looking to enter the property market or even an investor looking to add to their portfolio and SAVE on stamp duty! Townhouses 2 & 3:- Great-sized living and dining area flowing seamlessly to the balcony.- Beautiful kitchen with breakfast bar.- 2 bedrooms (one on each storey), plus an additional spacious study- 2 stunning large bathrooms and single garage. Situated in a quiet no-through road in the heart of Edithvale, you will have everything you need at your fingertips including local shops and cafes, Edithvale Train Station, Primary School and our beautiful beach. Please contact us today for further information plus a full breakdown of inclusions.

1/237 Station St EDITHVALE 3196

PRICE :	\$700,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	21/01/2020	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 A 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS742909	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Located footsteps to the train for an easy city commute and approx. 300m to the sand, this contemporary 3-bedroom townhouse delivers a fantastic lifestyle opportunity in the heart of Edithvale. This lock and leave home is perfect for the first home buyer, downsizer or astute investor seeking low-maintenance beachside living alongside a high amenity locale. This 2-storey residence enjoys an ensuited spacious master bedroom with generous walk-in robes, a further two large bedrooms enjoying bay views, central bathroom & a light filled designated study. A well-appointed kitchen downstairs with stone bench tops, ample storage & integrated appliances. Open plan living/dining which extends out to your own private courtyard, perfect for summer entertaining. Complete with split systems for heating/cooling, double glazing, water tanks and an oversized single auto garage with additional car space off street. Enjoy the ease of shopping, cafes and an easy stroll to the water's edge and pristine white sands of Edithvale beach.

36/61 Hughes Av EDITHVALE 3196

PRICE:	\$698,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	21/12/2019	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:	24/01/2020	BATHROOMS:	1
PROPERTY TYPE:	Villa	ROOMS:	4
MUNICIPALITY:	Kingston	CARPARKS:	2
PARISH:	Lyndhurst	STOREYS:	
MAP REF:	93 D 9	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	10	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	327
PLAN NUM/REF:	PS340486	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



COMMENTS: Presenting this excellent example of low maintenance 3 bedroom living. A smart floorplan offers spacious kitchen and meals area and separate living space. In an idyllic court location and backing Edithvale Public Golf Course makes this a very attractive package. • 3 generous bedrooms (master w WIR) • Great sized kitchen with stainless steel 600mm gas cooktop and plenty of bench space• Spacious central bathroom w bathtub and separate toilet• Expansive, low maintenance yard offering covered entertaining and beautiful vistas across Edithvale Public Golf Course• Evaporative cooling and split system heating/coolingIt's no wonder why this location is so tightly held and offers a very unique lifestyle. Lush gardens surround the properties and all the amenities you need all at your fingertips. Shopping, public transport, schooling and of course the absolute best stretch of coastline that Port Phillip Bay has to offer.

74 Swan Wlk CHELSEA 3196

PRICE:	\$691,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	16/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:	16/01/2020	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	3
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Lyndhurst	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	0
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	328
PLAN NUM/REF:	SP024622	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS: Be quick, this one will not last long! This freestanding 2 bedroom unit has been freshly painted throughout and includes new modern flooring, other features of your new home include: - 2 king size bedrooms, both with built in robes - Spacious lounge room with ceiling fan and wall furnace - Generous dining room that could be used as a second living space if need be, this includes a split system air conditioner and outdoor access - Clean and tidy kitchen with breakfast bar, gas cook tops and electric oven - Central bathroom with corner spa and separate toilet - Separate laundry has outdoor access - Undercover entertaining area - 328m2 of land, (front and rear yard) - Extra large garage with off street parking This home is available to purchase by private sale, call today to book your inspection and to request a copy of your section 32.

15 Bardoel Ct CHELSEA 3196

PRICE:	\$670,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	22/02/2020	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	93 C 11	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	219
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS:

2/15 Shenfield Av CHELSEA 3196

PRICE: \$670,000
RESERVE PRICE:
SALE DATE: 13/12/2019
METHOD: Sale
SETTLEMENT DATE: 30/01/2020
PROPERTY TYPE: Flat/Unit/Apartment (Res)
MUNICIPALITY: Kingston
PARISH: Lyndhurst
MAP REF: 97 B 3
BLOCK NUMBER:
LOT NUMBER: 2
CROWN ALLOTMENT:
PLAN NUM/REF: RP001651
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 2
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA:
FURNISHED:
OWNER OCCUPIED: Yes



COMMENTS :

2/44 Sherwood Av CHELSEA 3196

PRICE: \$640,000
RESERVE PRICE:
SALE DATE: 24/02/2020
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Kingston
PARISH:
MAP REF: 97 D 1
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS : Positioned in the heart of Chelsea is this immaculate 2 bedroom unit. Fully renovated from top to toe this home is perfect for first home buyers, those looking to downsize or astute investors, features include: - 2 double bedrooms, both with built in robes, the master includes a ceiling fan - Open plan lounge room is west facing and offers lovely natural light. There is an oversized split system that will keep the entire home cool in summer and warm in winter - Superb central kitchen. 900ml gas cook top, electric oven, dishwasher, stone waterfall bench top, breakfast bar and lovely garden outlook - Light and bright bathroom, very clean and easy to look after with floor to ceiling tiles and a shower over the bath - Separate laundry - Single lock up garage - Very large, private courtyard. This is the perfect place for summer BBQ's. Low maintenance and sunny in the mornings - Ducted heating throughout - Roof re-pointed and gutters replaced There is simply nothing to do in this immaculate home and with no active owners corporation the block of 4 units has a little more flexibility than most. Offered for private sale this home will not last long. Call today to receive your copy of the Section 32 and to book your inspection.

63 Thames Prm CHELSEA 3196

PRICE: \$622,000
RESERVE PRICE:
SALE DATE: 11/02/2020
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Kingston
PARISH:
MAP REF: 93 D 12
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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

COMMENTS : Original 2 bedroom unit with double garage. Large lounge room, kitchen with meals area. Lovely gardens, the perfect property for a first home buyer. Sold off market to one of our quality buyers.

2/484 Nepean Hwy CHELSEA 3196

PRICE :	\$610,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :		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 brand new, perfectly located first floor apartment is only 200m from door to sand! In a boutique block of only two, this is a wonderful offering for an owner occupier wanting a low maintenance, beachside lifestyle or astute investor wishing to make a solid addition to their portfolio in an amazing locale. Enjoy a spacious open plan living and dining domain and full sized kitchen equipped with state of the art appliances, freestanding island bench and clever bulter's pantry with ample storage. Two large bedrooms share an ensuite, the master bedroom featuring a walk in wardrobe and the second bedroom a built in wardrobe, not to mention reverse cycle air conditioning in each. With a study nook, separate laundry, additional powder room, internal light well, north east facing balcony and ground level tandem double garage this the apartment has all the bells and whistles! Offering the highest level of comfort and convenience, this brand new abode is only a short stroll to Chelsea Railway Station and all of the local amenities including shopping, eateries and parklands.

1/26 Embankment Gr CHELSEA 3196

PRICE :	\$603,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	3
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	93 C 12	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 : Welcome to this neat and sweet 2 bedroom unit in the heart in Chelsea. The home is very clean and ready to move into, but there is a huge opportunity to add value with some cosmetic renovations. Features include: * 2 double bedrooms, both with built in robes * Open plan living and meals with split system * Updated kitchen includes gas upright stove * Original bathroom * Separate laundry * Enclosed rear yard * Single lock up garage with access to the back yard Walking distance to Chelsea Beach, train station, the 858 bus stop, shops and cafes - this unit is perfect for first home buyers. Call today to register your interest, offered for private sale.

2/4-6 Bridges Av EDITHVALE 3196

PRICE :	\$450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	10/02/2020	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Lyndhurst	STOREYS :	
MAP REF :	93 B 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS318797	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : In this contemporary block, hidden behind a high front fence and automatic security gate, is this stylish 2 bedroom villa is opposite a glorious park and reserve. Dressed to impress it offers innovative storage & quality finishes, this inviting haven enjoys a sun filled living/dining area, vogue kitchen, 2 double bedrooms (BIRs) & a radiant bathroom/laundry. The generous rear garden has a stunning paved entertaining area, established greenery. With all the creature comforts you require. This blissful retreat is moments to shops, train, golf courses, schools and the beach.

11/1a Thames Prm CHELSEA 3196

PRICE : \$445,000
RESERVE PRICE :
SALE DATE : 18/12/2019
METHOD : Sale
SETTLEMENT DATE : 31/01/2020
PROPERTY TYPE : Strata Unit/Flat
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 93 B 12
BLOCK NUMBER :
LOT NUMBER : 11
CROWN ALLOTMENT :
PLAN NUM/REF : PS612987
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 2
BATHROOMS :
ROOMS :
CARPARKS :
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED :
OWNER OCCUPIED : Yes



COMMENTS :

41/95-99 Edithvale Rd EDITHVALE 3196

PRICE : \$433,500
RESERVE PRICE :
SALE DATE : 06/12/2019
METHOD : Private Sale
SETTLEMENT DATE : 14/02/2020
PROPERTY TYPE : Apartment
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 93 B 8
BLOCK NUMBER :
LOT NUMBER : 46
CROWN ALLOTMENT :
PLAN NUM/REF : PS624534
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 : Yes



COMMENTS : Set within a secure boutique complex, this sophisticated 2-bedroom apartment offers a fantastic lifestyle base. With everything you need for easy resort style living, a short stroll to the Recreation reserve, beach, trains, cafes and shopping this contemporary sanctuary is ideal for the owner-occupier or investor alike. Enjoy a generously proportioned deluxe kitchen with island bench, stone benchtops, glass splash back, stainless steel Blanco appliances; accompanied by sun-filled spacious open-plan living and dining with sliding doors extending out to your own large private balcony ideal for entertaining. Ample accommodation comprises of a master bedroom with generous walk-in robe, second bedroom with built-in robe and a large modern two-way bathroom. Complete with spotted gum floorboards, oversized European laundry with additional storage, split system heat/cool, video intercom, lift access to secure basement parking, storage cage and visitor parking. Be greeted by a beautiful garden entrance, enjoy the communal pool and gymnasium. Perfectly positioned low-maintenance living, ready to experience everything this beautiful bayside suburb has to offer!

1/5 Fraser Av EDITHVALE 3196

PRICE : \$415,000
RESERVE PRICE :
SALE DATE : 28/02/2020
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : Apartment
MUNICIPALITY : Kingston
PARISH :
MAP REF : 93 A 10
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : Unique Private Garden Apartment! This neat and tidy ground floor home has so much to offer, and is situated in an amazing location with easy pedestrian access across Nepean Highway to the beach! Featuring 2 light-filled bedrooms, updated bathroom and generous yard to enjoy, this home is one of only 8 apartments on the block, and is complete with timber flooring and new paint throughout. Ready to move into or lease out straight away, there is also an opportunity to further renovate and add value in the future. Features of the property include: - Two generous-sized bedrooms with built-in wardrobes and ceiling fans. - Open plan kitchen, living and dining area. - Fully-updated, spacious bathroom with floor-to-ceiling tiles. - Oversized private yard, perfect for entertaining or for your pets to play. - The home is complete with a car park and garden shed. The location of this home is truly second to none a short stroll will take you to the beautiful beach, train station and popular cafs & restaurants. This opportunity simply will not last, so contact our team today to arrange your inspection.

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