



SOLD

SAY YES TO THIS ADDRESS!

Nestled in the sought-after bayside enclave of Hampton East, this circa 1950s home on a 576sqm (approx.) block, presents a unique opportunity for savvy developers, owner builders and investors alike. This charming home, situated on Carrington Street, is perfectly positioned and, with possible dual street access to Highbury Avenue, has potential for future development (Subject to Council Approval).

Step back in time and embrace the charm of this solid home in original condition, with vintage wallpaper and retro paint hues, adding a nostalgic touch to its character. This modest three-bedroom, single bathroom home exudes the cosiness of yesteryear.

Step outside to a mystical backyard defined by two majestic, mature peppercorn trees. Keep an eye out for the wizard! There is also a quaint bungalow offering additional space for a studio, home office or guest accommodation. The front of the property has two convenient driveway car spaces - with gated access to the rear yard.

Location is everything and this property delivers on all fronts. Enjoy the convenience of a bus stop right on Carrington Street and proximity to Moorabbin Station, ensuring easy commutes and connectivity. Ideally situated with a variety of local shops, cafes, Westfield Southland shopping centre, parks, sporting facilities and Sandringham Hospital. Within the *zone for Moorabbin Primary School and Sandringham College. Take a brief drive to beautiful Half Moon Bay, Hampton and Brighton beaches.

This is a rare chance to break into the Hampton East market without breaking the bank. Whether you're looking to renovate, develop (Subject to Council Approval), or simply secure a prime piece of real estate in a sought-after location, this property offers endless potential and the opportunity to create something truly special.

Don't miss out on this amazing opportunity. For more information about this property please contact Giulia Ciciotti at @realty Mount Eliza on 0439 385 390 to arrange a viewing and explore the possibilities this property has to offer. Please note Photo ID is required for all inspections.

*Disclaimer: Always check directly with the local school to verify school catchment.
Disclaimer: In preparing this information, @realty have relied in good faith upon information

3 BED | 1 BATH | 0 CAR

PRICE:
\$1,200,000

OPEN FOR INSPECTION:
N/A



Giulia Ciciotti
0439385390
giulia@atrealty.com.au
www.atrealty.com.au



SITE PLAN

Giulia Ciciotti | 0439 385 390 | giulia@atrealty.com.au | atrealty.com.au/giuliaciciotti

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.