



## FOR SALE

### RES 2 ZONING, DUAL ACCESS, SPACIOUS FAMILY HOME

What really makes this property compelling is the opportunity it offers - now and into the future.

With Residential 2 zoning and dual access from Cook Street, this is a property that invites bigger thinking. If building a second dwelling is on your radar (subject to council approval), the reasonably flat area at the top of the section deserves a closer look. From here, you'll enjoy a view stretching towards the ocean and across the city - a rewarding outlook for future plans or simply a quiet place to sit and take it in.

The gorgeous garden connects the upper and lower parts of the site through established, tiered planting, leading down to the home, which sits elevated above Brunel Street and enjoys a strong street presence.

Inside, the house balances recent improvements with room to take it further. A new bathroom, new flooring, a new hot water cylinder, and a recently painted roof and exterior mean many of the key updates are already done. The current layout works as it is, yet there's clear scope to reimagine it. Opening the kitchen through to the dining and living area could create one expansive, modern space flowing out to a balcony. The generous laundry and storeroom add even more flexibility - a scullery-style setup, extra storage, or part of a larger redesign.

A separate lounge with a tiled fireplace opens to its own small balcony, offering a second living space that feels cosy and distinct. Two bedrooms with built-in wardrobes and the bathroom are also on this level. Downstairs are two additional rooms currently used as bedrooms, along with a large storage cupboard. Character features throughout - leadlight windows, detailed woodwork, and a mix of ornate and exposed beam ceilings - add personality and warmth.

Practicality hasn't been overlooked. Beneath the house is a sizeable workshop, and at street level a double garage with a large attic space above.

Everything you need is close at hand. Walk up to Alto Cafe for your morning coffee, choose from the other nearby eateries when you don't feel like cooking, pick up groceries at Woolworths, with Mornington Health Centre nearby, or head down to the Exchange - it's all an easy walk from home.

4 BED | 1 BATH | 2 CAR

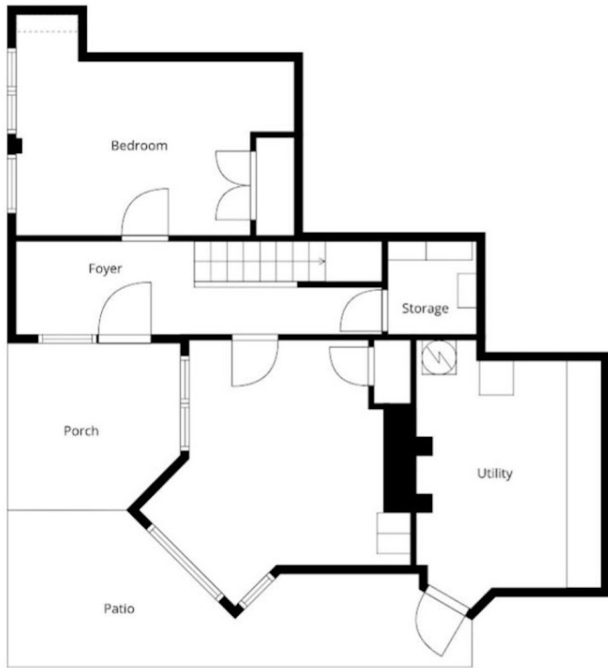
PRICE:  
Price by Negotiation

OPEN FOR INSPECTION:  
Apr 19 at 12:45pm - 1:15pm

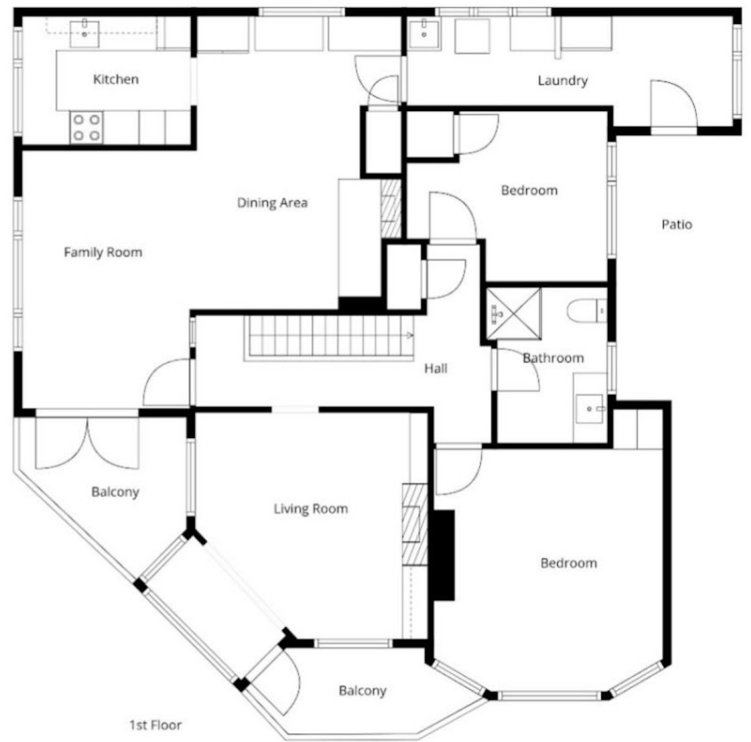


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Basement 1



1st Floor

Sizes And Dimensions Are Approximate, Actual May Vary

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.