

\$1,100,000 to \$1,200,000

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19 Abbeygate Street OAKLEIGH VIC



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📍 19 Abbeygate Street OAKLEIGH VIC

Unrivalled opportunity

Spread over a far-reaching 538sqm (approx.), this 2 bedroom family home, ready to move in or with period potential inviting fresh ideas. Dare to dream and embrace the opportunity to renovate a true classic, build your forever home or prepare the site for dual occupancy (all STCA).

The current layout presents a solid foundation to extend, elevate and renovate (STCA). Discover a light-filled lounge room, versatile dining room or third bedroom with an original fireplace, a kitchen/meals area boasting a breakfast bar and gas cooking, and a sheltered alfresco terrace at the rear.

Easily enjoyed or leased out while plans are prepared, start again and build tall to maximise neighbourhood views, use the full depth of the block to match your vision, and take full advantage of the northern orientation along the perimeter (all STCA).

- Approx. 538sqm block
- 2 large and bright bedrooms with built-in robes
- Original bathroom with bath and fully tiled separate shower
- Laundry with ample storage
- Powder room
- Brand new ducted heating
- Reverse-cycle air conditioning
- Brand new hot water system
- Baltic pine flooring
- Elegant porch entry, decorative cornices and picture rails
- Established garden with a lush lawn and citrus trees
- Single lock-up garage, carport and additional driveway parking

Zoned to Hughesdale Primary School and Oakleigh South Secondary College, this family-focused neighbourhood is tranquil, tightly held and united by convenience. Take a short stroll to Eaton Mall cafes, Oakleigh Grammar, multiple bus routes and Oakleigh rail, retail and restaurants. Further afield, enjoy easy access to sandbelt golf courses, Chadstone Shopping Centre and the Monash Freeway. This is truly living!

For more information, please contact Andrew McCalman today.

3 x LITTLE THINGS WE LOVE

1. Oakleigh Central & Eaton Mall Cafes
Your weekly shop and so much more

2. Oakleigh Railway Station
Short walk to city-bound trains

3. Sandbelt golf courses
Your choice of the best Australian courses

Auction date

Sunday 17 March, 1:00AM

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Disclaimer:

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Andrew McCalman

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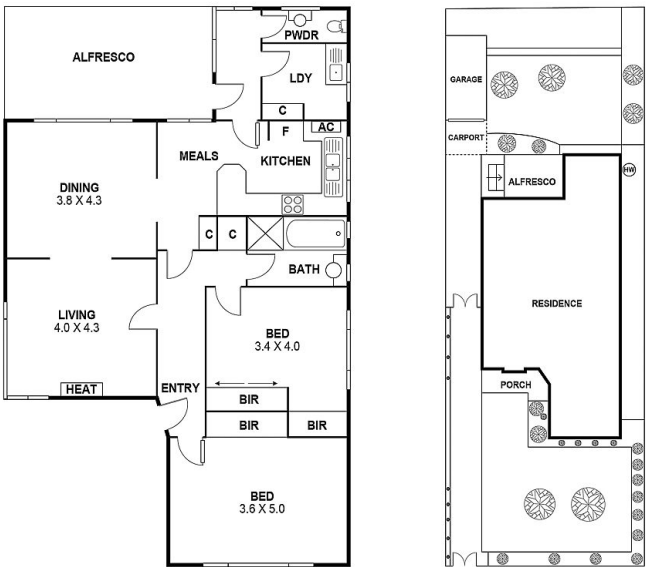
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This floor plan is intended as a guide only. Layout dimension are approximate only.
No representations or warranties of any nature whatsoever are given or intended.
Any person using this information should rely on their own enquiries.