

**SUTHERLAND
FARRELLY**
9650 3531
www.sutherlandfarrelly.com.au
43 Agnes Street, East Melbourne



ASPENDALE 14 KIANDRA CLOSE

Executor's Auction: An absolute beachfront rarity

In this exclusive cul-de-sac with private beach access, this fabulous 3 bedroom, 3.5 bathroom beachfront solid brick residence has unforgettable views of the foreshore from Beaumaris to the Peninsula. With views from both levels, this retro retreat features open plan living & dining with balcony terrace, entertainer's size kitchen, 3 big bedrms (BIRs, main - ensuite & balcony access), ducted heating, air cond, a tranquil alfresco courtyard & a huge 6 car garage. Comfortable as is with scope to rebuild or multi unit development site (STCA), this iconic beachfront jewel is in this unprecedented pocket, minutes to Mordialloc Village, access to leading schools, train and Melbourne's most beautiful beaches. Land approx 722sqm with 17.98 metre beach frontage.

3 3.5 6

Auction Saturday 14th March - 11.00am

Contact Garry Donovan 0419 588 660
gdonovan@hockingstuart.com.au

Sutherland Farrelly 9650 3531
Michael Major 0412 471 775
mmajor@sutherlandfarrelly.com.au

ASPENDALE
14 KIANDRA CLOSE



This floorplan is a guide only and no warranty is given to it's accuracy in dimensions. Purchasers are advised to carry out their own investigations.



hockingstuart is proud to support Kids Under Cover, providing homes & education for young people in need



Let the house do the hunting, register at hockingstuart.com.au

Privacy: Your entry to this property provides consent to the collection and use of personal information for security purposes. It may also be used to provide you with further information about the property, other properties and services marketed by hockingstuart. Please advise our consultant if you do not wish to receive further information. Our full privacy statement is available at any hockingstuart office or online at hockingstuart.com.au. This is an advertising brochure only. hockingstuart has prepared this brochure on the instructions of the vendor in order to advertise the property. We have not verified the accuracy of the information contained. You should not rely on this brochure as proof of the facts stated. You should independently verify the matters stated in this brochure before making your decision to purchase.