

**12 Besant Street, Hampton East, VIC, 3188**

**buxton**

**House For Sale**

Thursday, 5 December 2024

12 Besant Street, Hampton East, VIC, 3188

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## **Plans, permits, position**

A rare gem in the market, this property includes approved plans and permits for two townhouses in a desirable bayside location. Offering endless opportunities, making the dream of bayside living a reality for aspiring locals.

Alternatively, the property provides options to knock down and rebuild, renovate, or extend (STCA), with substantial rear gardens as a bonus. The current well-maintained residence features two bedrooms with mirrored wardrobes, an open-plan living and dining area with stainless steel appliances, and a bathroom. Additional amenities include a split system, ducted heating, ceiling fans, a carport, and more.

This prime location is seconds from Basterfield Park, minutes from the train station and Hampton & Sandringham beaches, and within the zones for Moorabbin Primary, Sandringham College, Hampton East School, and several renowned private schools.

**ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.** For more information, contact Charles Xu at Buxton Bentleigh on 0404 482 332 or the Buxton Office on 9563 9933. 'We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigation.'