

**16 Riley Street, Mccrae, VIC, 3938**

**House For Sale**

Monday, 18 November 2024

16 Riley Street, Mccrae, VIC, 3938

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## The Brief: WELL PRICED IN AN EXCELLENT LOCATION

It's Addressed:

Welcome to a home where the living is easy & the lifestyle is highly convenient. Located in a sought-after pocket of McCrae, on a prime allotment of 889.7 sqm, this character-filled home has been meticulously maintained & enhanced with style.

A gourmets dream with a complete kitchen garden. The single-level residence has a wonderful, relaxed feel, with fabulous potential to turn the current glimpses of the bay into impressive panoramic views with the addition of a second storey (STCA). Easy-care floating floors throughout, and comfort assured with an ambient wood fire, split system A/C's & ceiling fans. The fresh & functional kitchen has ample storage, along with a gas hob & wall oven & DW. The master bedroom has built-in robes & ensuite, while the family bathroom, with a separate bath services the 2nd & 3rd bedrooms.

Perfectly private behind a high front fence with solar-powered electric gate, double garage plus room for a boat or caravan, established gardens & a massive rear yard, making it ideal for family living, holiday retreat, or subdivision potential (STCA). Close to great schools, local shops, golf courses & easy freeway access.

There is a roll call of notable features that all culminate here in a property with timeless appeal. Flanked by Port Phillip Bay & Arthurs Seat State Park- you have the pick of the bunch at your doorstep when it comes to prime bush & bay experiences. Situated just 1 ½ km to McCrae Beach, and a 5-minute stroll to the delightful Ranga's Bakery. From this great location, you will always be close to the best the Peninsula has to offer.

For more Real Estate in McCrae contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.