

# 45 Stanley Street, Toora, VIC, 3962



## House For Sale

Thursday, 28 November 2024

45 Stanley Street, Toora, VIC, 3962

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



Justin Wightman

## **MULTI OCCUPANCY DWELLING OR AN EXTREMELY RARE 5 BED 5 BATH HOME THAT'S ALL-ABILITY ACCESSIBLE.**

This property is a one of a kind in the area and is on the market for the first time. Built by South Gippsland Homes in 2022, no expense has been spared. An extremely rare find in the current market and would suit a multiple dwelling arrangement or make a very comfortable large family home in the heart of Toora.

The property was built as a Class 1B Boarding House and can provide multiple occupancy for up to 12 people and would be ideal for a corporate client, as medical or professional suites or a serviced apartment type arrangement.

There are 4 bedrooms downstairs, each with their own separate external entry and lockable doors to the internal common area hallway. All rooms are double glazed, have BIR's, luxury carpet, tea and coffee making facilities, split systems allowing individual temperature control, ensuites with vanity, large walk in shower and toilet.

One room is accessible and designed with features that are compliant with requirements for individuals with varying mobility needs. It includes wide doorways for wheelchair access, low countertop, grab bars in the bathroom, and a step-free entry. The open floor plan allows for easy movement, and the strategically placed outlets and light switches are within reach.

There is a large common area with lounge space and sliding door access to the rear yard and patio, a dining space with blackwood feature timber wall and an extra-large kitchen with stone benchtops, dishwasher, pantry, and island bench ideal for seating up to 6 people.

To the rear of the home and upstairs is a self-contained studio apartment with its own external entry. This studio has a generous open plan lounge, dining and bedroom area, a study nook, walk in robe and ensuite with shower, vanity and toilet. A rear private deck is ideal for relaxing with views towards the Corner Inlet and Wilson Prom.

A central European-style laundry off the hallway has a washer, drier, sink and storage cupboards with sliding door exit to an outside drying area.

A rear yard has off street parking for 2 cars and a shed approx. 5m by 8m with concrete floor and power. There is additional off-street parking for one car at the front of the property.

The home has a full Security system and monitored electronic locks to allow peace of mind.

Contact our office for a confidential discussion or to arrange a private inspection.