

**2/198 Nepean Highway, Aspendale, Vic 3195**



**Townhouse For Sale**

Monday, 23 December 2024

2/198 Nepean Highway, Aspendale, Vic 3195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



Michael Cooney  
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**\$1,370,000 - \$1,500,000**

A highly sought-after year-round coastal location adjoining pristine Aspendale Beach, swim, sunbake, stand-up paddle board, kitesurf or walk along the wide stretch of soft clean white sand and low dunes after sunrise or before sunset. Opposite Regents Park and Playground and Aspendale Tennis Club, with proximity to Aspendale Life Saving Club, cafés, fitness centres and recreational clubs. Zoned for Edithvale Primary School and Mordialloc College, an easy commute to the city by rail or road and minutes to Mordialloc Foreshore & Village. Presenting a warm 4-bedroom, 2.5-bathroom townhouse ideal for a vibrant active growing family or downsizers seeking a beachside lifestyle for utmost entertaining and extended family to stay. Tucked securely behind a high fence, a front courtyard boasting a wonderful Coco Palm tree bordered by coastal landscaping leads to the front entrance. Additionally, to the rear entrance, a double lock-up garage plus a carport to accommodate multiple vehicle and boat parking. Revitalised throughout for you to simply move in and curate your own pieces against a backdrop of freshly painted interiors, new wide oak timber flooring and carpets, ceiling fans, split-system heating and cooling, lighting and ducted heating and evaporative cooling. On the lower floor, move through the front entrance to a hallway bookended by a mudroom adjoining a spacious laundry. An impressive master bedroom offers natural light in from the front courtyard and features a walk-through-robe flowing through to a deluxe ensuite with beautiful floor to ceiling tiling, frameless glass shower, double vanity under a large mirror and WC. Move up the staircase comprising excellent under-staircase storage, a landing greets you through to a captivating oversized living room with sliding doors extending out to a private balcony. A substantial modern skylit fully equipped kitchen integrates seamlessly with the dining space. The private bedroom wing comprises three bedrooms with rooftop vistas, bedroom one with WIR and bedrooms two and three with BIRs, all complimented by a skylit central bathroom with beautiful floor to ceiling tiling, frameless glass shower, corner bath, single vanity under a large mirror. Adjoining is a separate powder room and linen press. Tailored for effortless beachside coastal living, relax, soak up summer's glow and sea breezes and embrace a lock-up-and-leave lifestyle to add to the pleasure of every day.