

Hampton East

41 Keith St



Easy living, relaxed entertaining!

Creatively updated for modern living, this three bedroom home puts a focus on entertaining. At front is a cosy lounge with open-fireplace set in a dramatic feature wall. At rear, is a vast undercover deck with pull-out shades and plenty of spots to rest a beverage! In between, a bright eat-in kitchen with Kleenmaid dishwasher and timber benchtops is the heart of the home. Three generous bedrooms and a sleek terracotta & white bathroom complete the floorplan while polished hardwood floors, super solid construction and ducted heating add comfort. Outside are established gardens and a big double garage. Enjoying a family-friendly located close to schools, shops & parks, this is the easy-living entry to Bayside you've been looking for!

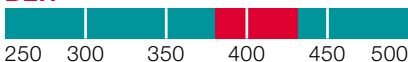
- great value family home in an increasingly popular area
- generous north-westerly oriented land of 6360 sq ft (592.9m²)
- polished boards, quality appliances & inspired colour scheme
- family location, a walk to schools & parks

Inspect as advertised or by appointment

Website id: 381290 Melways Ref: 77 C6
Hampton East Office: 918 Nepean Hwy 9555 0622
Contacts: Steven Reynolds 0419 404 224
Bev Gamble 0419 002 320



BER



Auction: Saturday 9 August at 12:30 pm

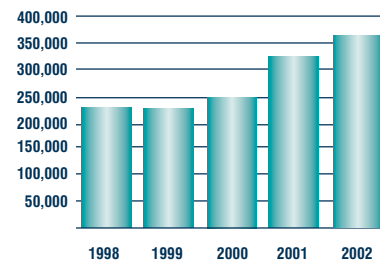
Area

The 1859 subdivision of Highett shows a natural lagoon fed by a permanent spring of good fresh water adjoining what is now Dane road. The lagoon is now an ornamental lake within Basterfield park. It is now a welcome resting place for migratory birds and the park is a very popular focus for the area. The trees and playground are great attractions for families and residents. The area was sold by auction on Saturday 20 August 1859 at 12 o'clock and was then situated in the parish of Moorabbin. It is interesting to note that Bluff road was then called Government road and Nepean highway, Great Arthur's Seat road or Point Nepean road. As late as 1940s road were unmade. Highett road was only crowned. Once a centre for market gardens, the area was largely developed after the second world war. The shopping centre in Highett road had 9 shops in 1950. By 1960 there were more than 100. It is now a popular place for locals to meet. As values increase, this area of bayside is becoming much sought after. This attractive area is now attracting renewed interest from families wishing to live south of Nepean highway. Values are rising steadily. Visit our web site for information on this suburb.



Median values

The median value is a more reliable figure than an average price. This is used as an indicator of price trends in a particular area. That's why median values are used by Buxton, the Real Estate Institute of Victoria and the Valuer General. Simply, the average price is obtained by adding up the value of all sales and dividing that figure by the number of sales. The median average is the middle price when all sales are arranged in order from highest to lowest. Visit our web site for information on this suburb.



Comparable land sales

Sales information from Valuer General & Auction results.

Sold Price	Property	Style	Rooms	Value SqFt	Sqft	Sold date
371000	10 Apex Avenue Hampton East	Concr 1940's	5/2	\$53.85	6890	21/6/03
395000	5 Scott Street Hampton East	Bv 1960's Style	6/3	\$53.38	7400	22/6/03

Comparable properties sold

Every property listed below has been purchased not only in this area but within the buyer enquiry range we established. This property clearly demonstrates excellent value within the range.

Sales information from Valuer General & Auction results.

Sold Price	Property	Style	Rooms	Sqft	Sold date
400500	1 Apex Avenue Hampton East	Wb nv	8/3	6630	5/4/03
402500	3 Flowerdale Road Hampton East	Bk 1950's Style	4/2	6393	5/4/03
417500	25 Carrington Street Hampton East	Wb 1940's Style	6/3	6250	7/12/02
453000	5 Little Avenue Hampton East	Bv War Service	6/4	8450	24/8/02



Auctioneer

Steven Reynolds

The property will be open 30 minutes before the auction

Terms of settlement

10% deposit balance in 30/60 days or by negotiation prior to the auction.

Land and title details

Land size: Metric 16.2 x 36.6 592.9 m2

Imperial 53 x 120 6360 SqFt approx

Torrens Title

General property details

Construction: Brick

Size of building: 14.00 squares approx

Features

Polished timber boards, large rear deck. just painted inside.

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ROOM DETAILS

Porch: tiled

Hall: polished boards

Living Rooms:

Lounge: open fire place

Kitchen:

Kitchen: electric 4 burner hot plates,
laminare cupboards, stainless steel
single sink, timber benches,
cupboard pantry

Bedrooms:

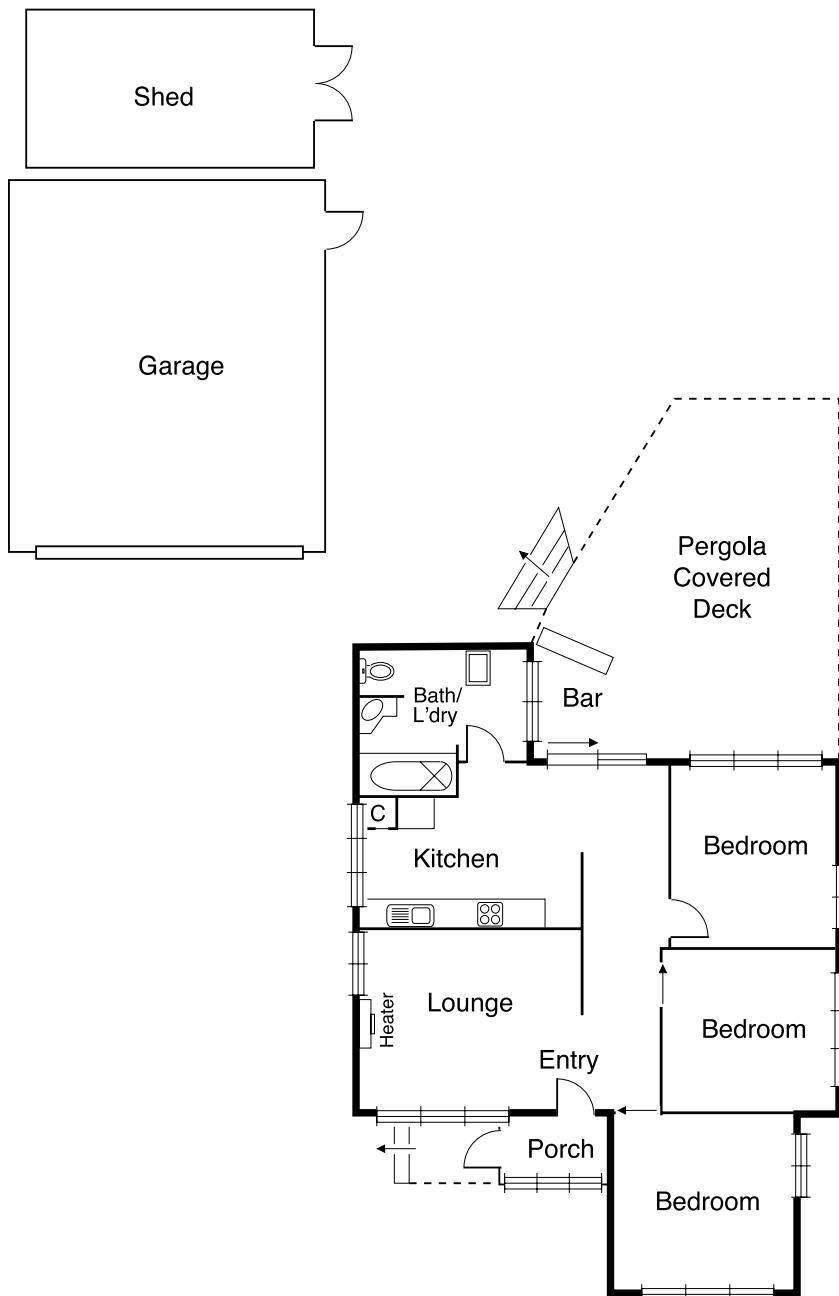
Bedroom 1: polished boards

Bathrooms, Laundry & Toilets:

Bathroom 1: shower over bath,
WC, single vanity

PARKING AND GARAGING

Double lock up garage, work shop



The information presented in this document has been obtained from a number of sources. While great care has been taken compiling the information, as a purchaser you should satisfy yourself about all aspects of the property before entering a contract of sale.