



## 54 Adelaide Street MORNINGTON VIC

2 1 2

Awash in a soothing seaside ambience in one of Mornington's most coveted beachside locations, this circa-1960s home on a spacious 782m<sup>2</sup> (approx) allotment entices with glorious possibilities for a brand new coastal residence or stylish modern townhouses (STCA) in footsteps to the foreshore and the Wilsons Road cafe strip. Long-held and well-maintained, the existing two-bedroom home features a classic single-storey layout with a carpeted lounge with French doors to the porch, a formal dining room with timber flooring, an original kitchen-diner with gas stove, two bedrooms, an original bathroom with toilet through the mudroom and a lock-up garage. Set amid manicured gardens with a greenhouse out the back, the property is certainly rentable as you await plans and permits for your greater vision. Just 350m to the local takeaways, 750m to Fishermans Beach and 950m to Main Street, this idyllic enclave is highly sought by permanent

**Price** : \$ 1,425,000

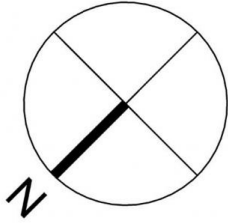
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mornington/residential/house/7904108>



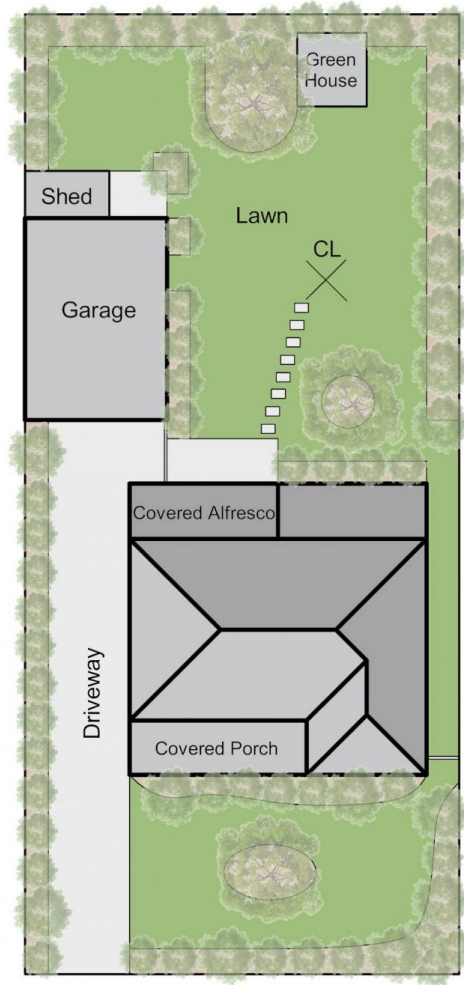
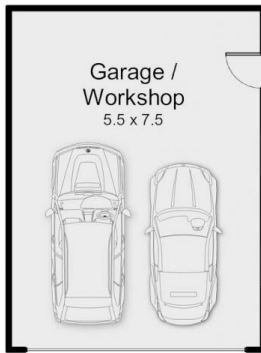
**Dean Phillips**  
0359754555



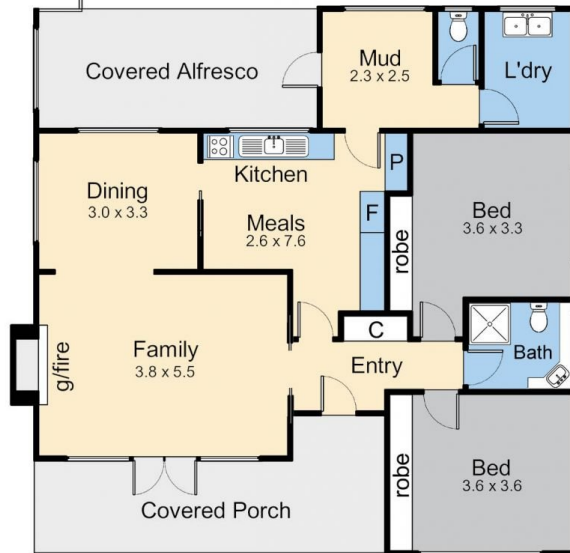
**Alexandra Otte**  
0359754555



Living area = 14.6 squares (approx)  
 Land area = 787 sqm (approx)



Site Plan



Floor Plan

## 54 Adelaide Street, Mornington

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters (03) 5970 2222**