



## 23 Glen Shian Crescent MOUNT ELIZA VIC

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With property it's always about the location, and this has it all. Just metres from the stunning golden sands of the Canadian Bay Beach and social hub Canadian Bay Club is this mid 70's pad. An ideal renovator, a blank canvas for a stunning new build or a two lot integrated subdivision for those wanting to really leverage the advantage.

This 1970's architectural home currently hosts 3 double bedrooms and multiple living areas over its double-storey design, highlighted by exposed rustic timber beams and timber panelling. From the balcony you enjoy vistas of Port Phillip Bay and the glistening lights of Melbourne in the distance.

- 1970's architectural home
- Land area of just over 2,730m<sup>2</sup> (approx)
- Potential 2 lot integrated subdivision with council approval

**Price** : \$ 3,100,000

**View** : <https://www.mcewingpartners.com/sale/vic/bayside/mount-eliza/residential/house/7288852>

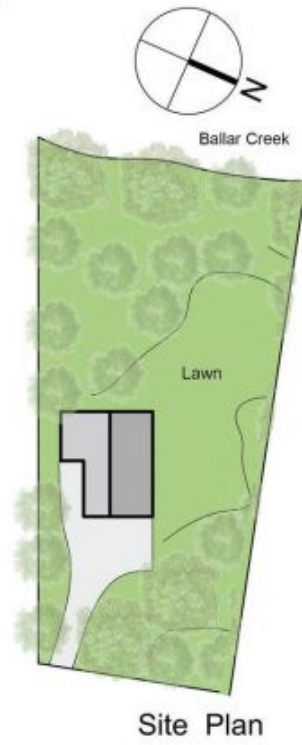


**Quentin McEwing**  
0397872422



**Kelsi Culhane**  
0397872422

# 23 Glen Shian Cres, Mount Eliza



Every care has been taken to verify the accuracy of details in this brochure. All measurements are approximate and prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters. Not to scale