



54 Ellinbank Crescent MORNINGTON, VIC

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### The perfect combination of position and potential

Sitting in the corner of a quiet friendly neighbourhood, this charming and very unassuming family home is simply packed with potential on approx 1078sqms. This home is perfect for the growing family, with every amenity at your doorstep. Kings Indoor Swimming and the Civic Reserve Leisure Centre in walking distance, the Mornington Racecourse is just a stroll around the corner and Mornington Main Street, schools and the new peninsula link a short drive away.

This home is the perfect opportunity to secure a large piece of land in a great neighbourhood that is just awaiting that personal touch! Don't wait until it's too late, now is the time to secure your future....

**Price:** Price by Negotiation over \$520,000

**Malcolm Parkinson**

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