

1/22 Swan Parade, St Leonards, Vic 3223



House For Sale

Thursday, 11 April 2024

1/22 Swan Parade, St Leonards, Vic 3223

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 336 m2

Type: House



Liam Rock
0352582833



Richard Poynder
0428336679

\$690,000 - \$750,000

Paradise awaits you here in the seaside hamlet of St Leonards, perfectly positioned amongst the prestigious Lower Bluff area and a plethora of natural beauty. Nestled into the western fringe of Port Phillip Bay, water lovers and nature enthusiasts will feel perfectly at home enveloped by these picturesque surrounds, a blissfully short stroll to Edwards Point Nature Reserve and Swan Bay. Quintessential coastal ambiance flows through the three bedroom beach house, beautifully renovated featuring classic engineered timber floors, a crisp white interior palette, plantation shutters, and expansive timber decks to both the north and south elevations. Designed to embrace a celebrated alfresco lifestyle, two living areas of generous proportions connect effortlessly with dual outdoor entertaining zones, with a central galley kitchen positioned perfectly in between. Quality stainless steel appliances, stone benchtops, ample storage and a walk-in pantry will enhance a home chef's enthusiasm, offering high function and serviceability for festive get-togethers of any scale. Currently the property has been run as a successful Air BnB with great returns. This idyllic location encourages you to embrace an enviable seachange and immerse yourself in the open air, with closeby access to family-friendly underpopulated beaches, the St Leonards Yacht Club, boat ramp and Charlies Hole Lookout. Premier fishing and snorkelling destinations are at hand, along with the award-winning wineries and restaurants of the Bellarine.-Set in a peaceful and secluded seaside pocket-Fully renovated to accommodate your family needs-Ambient gas log fire and reverse cycle air conditioning-A single carport accommodates vehicles to the rear-An easy walk to the foreshore and stunning landscapes-Successful Air BnB