

# 1/43 The Esplanade, Portarlington, Vic 3223



## Sold Unit

Friday, 22 March 2024

1/43 The Esplanade, Portarlington, Vic 3223

Bedrooms: 3

Bathrooms: 1

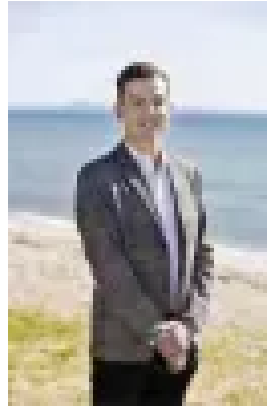
Parkings: 2

Area: 233 m2

Type: Unit



Luke Campbell  
0352571778



Bailey Grace  
0352571778

**\$1,100,000**

Located in one of the Esplanade's most exclusive positions this impeccable residence offers views par excellence and easy amenity to all that Portarlington and The Bellarine has to offer. Watch the Spirit of Tasmania sail by on its daily journey or simply marvel at the ever-changing vista of Port Phillip Bay; life at 1/43 The Esplanade will truly be full of colour and activity. The Port Phillip Ferry terminal is within walking distance making your commute to Melbourne a breeze on board these superb vessels. Alternatively, the accessibility of this property from the ferry and other forms of public transport makes this an incredibly attractive AirBnB option. Boasting a blend of original character features and modern additions, the residence offers a stunning outlook that is sure to impress. The spacious open-plan kitchen/living/dining space offers large north facing windows where you can gaze at the incredible views across the bay and enjoy an abundance of natural lighting throughout the home. The original kitchen offers plenty of bench space for the budding chef to prepare delicious meals for the whole family and ample cupboard space will not disappoint. Step outside to the spacious rear deck where you can enjoy your own outdoor oasis and host unforgettable gatherings with friends and family while reveling in the incredible views across Port Phillip Bay. This stunning offering features three spacious bedrooms ensuring accommodation for friends or family. Two of the bedrooms offer built in robes and all are serviced by the central bathroom and separate toilet. The two-car garage offers plenty of secure off-street storage space for your vehicles and the low maintenance front garden provides a tranquil green setting to the home. The option to redevelop in double storey (STCA) will certainly attract those looking for more space. Situated directly opposite Steele Rocks and the stunning bay beach this property provides the unique opportunity to watch seals rest on the rocky outcrop or get involved in countless aquatic activities such as swimming, kayaking, boating and fishing. Steele Rocks is a fabulous location to fish for flathead, butterfish and whiting. Don't miss out on the opportunity to own this incredible seaside residence.