

1 Bourne Avenue, Port Fairy, Vic 3284



House For Sale

Thursday, 30 May 2024

1 Bourne Avenue, Port Fairy, Vic 3284

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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\$4,500,000

In a spectacular and tightly held location overlooking the renowned East Beach, this two-story coastal retreat epitomises tranquil seaside living. Surrounded by native flora on an elevated allotment, the residence exudes a sense of seclusion, serene ambiance and breathtaking sea views. Although the residence requires work to bring it up to its full potential, the home's floor plan has been thoughtfully designed to capture sweeping ocean panoramas and maximise natural light from the north-facing orientation. The ground level entry foyer leads to two bedrooms, a family bathroom, storeroom, laundry facilities, and an expansive family room opening onto a covered space with a hot tub. An integrated double garage offers ample storage for bikes, surf gear, tools and is complemented by a separate workshop and additional off-street parking for a boat or caravan. The upper floor reveals an expansive open-plan layout encompassing living, dining, and a well-appointed kitchen featuring a breakfast bar, sizeable pantry and ocean views. Glass doors seamlessly extend to a vast covered balcony, perfect for alfresco dining against the backdrop of the stunning panoramic views of the bay and lighthouse. Two more bedrooms, including a master with ensuite, and a private, north facing balcony at the rear with views back towards the township complete this level. Sitting on a 608m² (approx.) elevated allotment, the versatile property offers substantial potential for future development. There is the option to subdivide and build two units, capitalising on the prime location and panoramic views. Alternatively, one could choose to remove the existing dwelling and construct a dream coastal residence that maximises the stunning water vistas (subject to council approval) or thirdly renovate the existing residence to a modern showpiece. Benefiting from its prime location directly opposite East Beach, the property is 200m from Charlie's Café, Surf Club, and a convenient 5-minute stroll to the vibrant main street of Port Fairy. Embodying coastal living at its peak, this property offers an exciting and rare blend of tranquillity, potential, and accessibility.