

# 10 Holding Court, Anglesea, Vic 3230

## House For Sale

Wednesday, 20 March 2024

10 Holding Court, Anglesea, Vic 3230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 555 m2**

**Type: House**



Kellie Saddington  
0413650227

**\$1,645,000**

This Double storey property built by Pivot Homes, has been designed and built to complement the coastal environment and constructed from durable materials that can withstand all the elements of the seasons. Stunning features like the concrete floor and wood fire on the entrance level giving the house a modern contemporary feel, whilst also being completely practical for a bush and surf coast setting. Feel at ease and comfortable dusting off your sandy feet and then enjoy relaxing on the couch being nestled in nature. With the National Park only metres away, its an easy stroll to the Golf Course, Coogoorah Park, River, Beach and close enough to head into the Anglesea shopping village. The expansive open plan kitchen, dining and large living spaces, all flow naturally out to an entertaining deck and low maintenance north facing sunny backyard. This is a fabulous space to cook, converse and enjoy time with family and friends, with indoor and outdoor living working harmoniously together. The house can be enjoyed as a holiday house or permanent home, with lock up and leave attributes, so you're not having to spend endless hours working in the garden, this is very much a home that provides a relaxing setting from arrival. With flexibility in mind, the lower level hosts a bedroom with BIR, laundry, bathroom, separate toilet and a second living room, which can easily be converted to a 4th bedroom as the Built in Robes are in place. Sofa beds would be great in this space offering a place for guests or kids to enjoy as a private space. Upstairs is host to a further 2 bedrooms both with BIR and the main with ensuite bathroom. There is excellent light and windows throughout the house and additional features include; undercover off street parking for multiple cars, split system for heating & cooling, lock up storage shed. Located in a quiet court, ensuring you can hear the birds and trees. Land size approx. 555 sqm Contact - Kellie Saddington to arrange a private inspection outside of advertised open times. Ph: 0413 650 227 or [kellie@soulfulliving.com.au](mailto:kellie@soulfulliving.com.au)