

109 Lyall Street, Ventnor, Vic 3922



House For Sale

Wednesday, 24 April 2024

109 Lyall Street, Ventnor, Vic 3922

Bedrooms: 6

Bathrooms: 6

Parkings: 2

Area: 4001 m2

Type: House



Tim Erguder

\$4,000,000 - \$4,400,000

Indulge in the Epitome of Luxury Living and Discover Your Dream Home on Phillip Island. Welcome to 109 Lyall Street Ventnor - where luxury, comfort and style converge to create an unparalleled living experience. This exceptional property is ideally located and boasts a plethora of features guaranteed to astound. Designed to offer the ultimate in comfort and convenience, the residence is equipped with modern amenities such as air conditioning, an alarm system, built-in robes, and a dishwasher. The floorboards throughout the house add a touch of elegance and sophistication, while the gym provides the perfect space to stay fit and healthy. Perfect for entertaining guests, or relaxing with family, the property offers secure parking, a remote garage, and climate control systems for year-round comfort. Step outside to discover an equally impressive exterior, complete with a deck, fully fenced garden, and outdoor entertaining area. For leisurely days, enjoy the Under-Light Tennis Court, Bocce Court, Outdoor Spa and In-Ground Pool - guaranteed to provide endless enjoyment. The property comes with a planning permit for a second-story extension, featuring six additional bedrooms and a spacious living area boasting panoramic views of Western Port Bay. What's more, the property embraces eco-friendliness with various sustainable features, including wall and ceiling insulation, double-glazed windows, solar panels, solar hot water, energy-efficient appliances, and water-saving fixtures including a water tank.

Key Property Features:

- * Enhanced Security with cameras positioned at the front electronic gate and doorbell, providing monitoring access from both the rear and front kitchens
- * Access the property effortlessly with Keypad Entry via a sliding security gate, also conveniently operable via a remote control
- * Front Deck Ceiling Mounted Heaters, controlled by a remote system
- * 360-Degree Camera installed on the front deck, which can be remotely controlled and viewed via mobile phone, providing seamless integration with the back deck camera
- * Enjoy the efficiency and reliability of Three-Phase Power Supply throughout the entire property
- * Ensure uninterrupted power supply with a 55kW Diesel Generator, guaranteeing 24/7 electricity in the event of blackouts
- * Harness renewable energy with 98 Solar Panels installed on the roof, virtually eliminating power bills
- * Commercial Irrigation System for automated watering of the front and back lawns
- * Ceiling Speakers in front living room and SONOS weatherproof outdoor front deck speakers for entertaining, controlled by mobile phone
- * Benefit from 8 Split-System Air Conditioning units for optimal climate control throughout the property
- * Experience outdoor entertainment with the Samsung Outdoor Television
- * Enjoy tennis matches day or night with the convenience of a fully illuminated Tennis Court
- * Indulge in leisurely games on the dedicated Bocce Court
- * Relax and rejuvenate in the comforting warmth of your own private Sauna
- * Unwind in style with a spacious 9-Seater Spa
- * Enjoy year-round swimming in the comfort of an 11-Meter Heated Pool, equipped with a powerful 55kW pool heater
- * Front Kitchen equipped with two ovens and microwaves, fridge and dishwasher
- * Back Kitchen equipped with oven, microwave, fridge and dishwasher
- * Access your personal gym with ease using the remote-controlled door
- * Storage Side Shed accessible via a remote-controlled door

Price Upon Application, this remarkable property promises an unparalleled lifestyle. Seize the opportunity to make it yours. Contact us today to schedule a viewing. This extraordinary property sets the standard for luxury living and must be seen to be fully appreciated. Contact RT ERGUDER today for more information: Tim Erguder 0406 886 8770493 241 283