

109 The Esplanade, Portarlington, Vic 3223



House For Sale

Friday, 3 November 2023

109 The Esplanade, Portarlington, Vic 3223

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Aaron Jones
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\$1,650,000 - \$1,795,00

Sunshine, fresh air, and a captivating coastal panorama that spans across Port Phillip Bay to the You Yangs and the Melbourne city skyline, deliver the perfect environment for relaxed coastal living in one of the region's most coveted locations. Holding a prized setting on The Esplanade, with only a road and foreshore walking trail separating you from the sparkling shoreline, the character-rich home is set on 600sqm (approx.) with a spacious indoor-outdoor layout that invites relaxation and is superbly set up for barefoot beachside living. Northerly sunshine streams in through the front-facing rooms, which include a spacious view-swept living and dining space, and separate kitchen, while a second living room provides a space to unwind in peaceful privacy. Providing wonderful separation, the accommodation zone features three robed bedrooms, including main with walk-through robe and sizeable ensuite, as well as access to the central bathroom with deep spa bath and separate toilet. Summer days will be spent enjoying the solar heated in-ground swimming pool and spa, before retreating to the undercover alfresco zone where you sit back, unwind, and take in all the activity on the water as the distant lights of Melbourne twinkle in the background. Enhanced with modern-day efficiency, the home includes an 8-panel solar array and rainwater storage, plus triple in-line garage with rear pull-through and convenient lane access, ducted heating, and split system cooling. Alive with warmth, ambience, and personality, and perfectly comfortable to enjoy as-is, the home also offers outstanding scope to renovate, extend, or simply start again with your grand contemporary plans for the ultimate coastal getaway that fully capitalises on the brilliant, uninterrupted aspect (STCA). The perfect Bellarine Peninsula lifestyle is yours to enjoy, with Portarlington's thriving main street less than 3km from your door, world-class wineries, restaurants, and golf courses within easy reach, and proximity to the Docklands to Portarlington ferry service ensuring an easy commute to Melbourne CBD.