

113 Sproat Street, Portarlington, Vic 3223



House For Sale

Saturday, 13 April 2024

113 Sproat Street, Portarlington, Vic 3223

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 527 m2

Type: House



Nick Ford

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\$1,170,000 - \$1,230,000

Situated atop one of Portarlington's most elevated sites and casting a bird's eye view across the glistening waters of Port Phillip Bay, this custom residence has been crafted to offer a perfect blend of quality, lifestyle, and contemporary design. Creating a sense of modern sophistication from the moment you step through the double door entry, the home's layout stretches over three levels with an abundance of glass and soaring ceilings cleverly maximising the views and accentuating wonderful natural light. Serving as the hub of daily life is the top level's open plan living zone, extending outwards to an alfresco balcony providing the perfect vantage point to soak up the far-reaching vista. For the keen cook, there's a sleek kitchen where an induction cooktop, 900mm oven and butler's pantry with double-draw dishwasher are enhanced further by thick stone finishes. A bay window frames the water outlook from the dining space, where feature lighting and a bold colour palette add to the contemporary feel, while a statement barn door accesses a view-swept study and lockable storage room. The generous main bedroom is situated on its own level, complete with luxurious ensuite, walk-in robe, reverse cycle air-conditioning, and a private deck. Downstairs, two additional robed bedrooms provide a private hideaway for children or guests, accompanied by a full family bathroom plus a versatile living space complete with kitchenette. Outside, the 527sqm (approx.) block offers space for those who love to play and entertain, with a grassy back yard and low-maintenance composite decking providing the perfect setting for soaking up the seaside ambience. A separate powder room, reverse cycle heating and cooling, a gas log fire, and a double lock-up garage with pull-through access are offered together with a 18-panel solar system, providing environmental consideration for the future. With a prized position close to everything Portarlington has to offer, this coastal hideaway is within a three-minute drive of village conveniences and the picturesque waterfront, while the Portarlington to Docklands ferry enables a seamless commute to the Melbourne CBD.