

# 12-20 Avila Road, Curlewis, Vic 3222

## Lifestyle For Sale

Sunday, 10 March 2024

12-20 Avila Road, Curlewis, Vic 3222

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 11**

**Type: Lifestyle**



Anthony Stevens

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## MUST SELL AT AUCTION

A testament to excellence by award-winning builder Mark LeMaistre, this contemporary single level residence, completed in November 2019, presents an unparalleled waterfront lifestyle in a prestigious enclave of Curlewis. Designed to take in its surroundings at every turn, this striking trophy home celebrates exclusivity with its extraordinary style, entertainer's footprint, private mooring and space for the helipad. On arrival through the private & secure gateway, the curated bitumen drive delivers you to an array of choices, including an undercover foyer entrance, four car lock up garage, equine centre, external guest house or private boat ramp. Regardless of location, you will be moved by the sheer abundance of land and home with breathtaking views. With clean lines bringing together a Georgian style entrance with a coastal show piece from the rear, every angle has been considered for views and maximum all weather use. Extensive glazing and a warm, hand-crafted aesthetic, utilizing natural lighting and polished flooring highlight multiple internal living zones, each designed to integrate seamlessly with the outdoors. Instantly captivating, jaw-dropping glass framed foyer, over the 18 metre infinity pool to the vast oceanic views, the living/dining, fireside lounge, every bedroom, spilling to the water views. With underfloor heating throughout, the gourmet kitchen featuring a large butler's pantry adds to its luxury appeal, catering to the masses with its stone benchtops and high-end European appliances. In a world where privacy is scarce, find iconic anonymity here. Naturally bright interiors grace the main residence of 5 bedrooms all with ensuites and walk in robes. Well-proportioned rooms offer sea views, invigorating ocean breezes, and wonderful indoor-outdoor living and easy access to guest accommodation. Indulge in the versatility of the layout and enjoy indoor-outdoor integration culminating with a sensational alfresco zone boasting an outdoor pool and spa, mains gas for the BBQ and three automated awnings. Extending from the entertainer's domain, this space is geared up for large-scale summer gatherings, a substantial bar/kitchen will make every event memorable. There is no further work to do in the state-of-the-art equine centre, inclusive of an outdoor, flood lit, 60x20m sand-based arena, paddocks, stables, horse sauna, separate laundry and feed room and a separate tack room. Further highlights include:

- Four car garage with a workshop/gym and internal access
- 3 space undercover carport
- 4 door lock up garage (extra height) for boat, caravan etc
- External office studio with ocean views
- External man cave with guest accommodation with ocean views
- Guest quarters as part of the main residence to ensure privacy
- Specific property design to ensure all weather outdoor access
- Established food garden and orchard with private water source
- Mini golf course
- Room to land and store a helicopter
- Private Beach
- Private jetty and boat ramp
- The property title extends into the ocean, a rare opportunity
- CCTV throughout and secure entrance
- High quality fixtures from local suppliers, chosen specifically to last lifetimes
- 2 years remaining on 7-year builders' warranty

Sale by Auction (if not prior) Friday 28th June, interested parties will be invited to attend an Online Auction. Private Inspections only, for a confidential discussion and access to further information, please contact Anthony Stevens 0459 924 164.