

12 Birrahlea St, Waratah Bay, Vic 3959

merrington

House For Sale

Monday, 4 March 2024

12 Birrahlea St, Waratah Bay, Vic 3959

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 550 m2

Type: House



Julia Merrington

\$935,000

A rare original 1980s, chalet style, beach house, less than 5 minutes walk to Waratah Bay's white sand beaches and 4 minutes to the Waratah Bay Reserve and playground. Very few homes come on the market in Waratah Bay. Most property in this highly valued and treasured location, is tightly held by local families who love its peaceful atmosphere and unique location, adjacent to one of the best beaches in Victoria with its Wilson's Prom views and scenic Cape Liptrap Coastal Park. If you long for an old fashioned, sleepy Aussie beach village with real community where neighbours may be willing to mow your lawns and put out the bins for you. Where your kids can safely walk to the beach and playground hang out with their friends, read on. Built for a relaxed beach lifestyle, 12 Birrahelea St is an 'inverted house' with the kitchen, open plan living room with split system heating and cooling, 3 bedrooms and family bathroom all on the first floor. This offers privacy and captures both coastal breezes and ocean glimpses. A spacious deck across the front of the property provides the perfect space to lounge on lazy summer evenings with family and friends. Entry is from the stairs, accessed via a ground floor, primrose coloured front door. The ground floor utility area also houses a laundry, 2nd toilet and shower room. The inverted house design provides a large undercover area under the house, perfect for al fresco barbeques, kids play areas or car parking. Outside a cute kids' cubby, and small shed provide storage and further play space. The property has access to the Waratah Bay wastewater system and a 50,000litre (approx.) rainwater tank provides the properties water. All just 13 minutes from the beaches and Surf Life Saving Club at Sandy Point, 16 minutes to Fish Creeks cafes and Pub. Book a private inspection now by calling Julia on 0488 696 434.