

**13 Young Street, Flinders, Vic 3929**

**KAY & BURTON**

**House For Sale**

Friday, 29 September 2023

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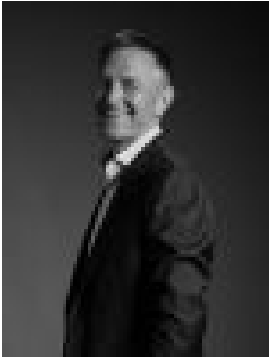
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1951 m2**

**Type: House**



Tom Barr Smith  
0438368020



Ruth Williams  
0359891645

## Private Sale | \$4,300,000 - \$4,500,000

Praised for its excellence in design and construction, this award-winning, custom-designed residence is the definition of perfection, where 'contemporary coastal' is not merely the home's architectural style but the essence entwined into its soul. Awarded the HIA House of the Year 2021 (Eastern Region), Bathroom of the Year, and Kitchen of the Year, this high-achieving home, infused with barefoot vibes, relaxed luxury, and curated style, is a triumph of meticulous craftsmanship. Making a striking statement throughout the home, masterfully crafted reclaimed timber from the refurbished Flinders jetty (2012) intimately connects the house to its local environment whilst soaring Ironbark king post trusses accentuate the sense of robustness amidst the calm. Defined by perfect proportions and an inviting ambience, the open-plan living domain juxtaposes rustic, natural accents with the sophisticated kitchen's refined, sleek surfaces, whilst premier appointments cater to generous indoor and outdoor dining areas. Arranged within a pavilion-style wing, the main bedroom is an idyllic retreat extending moments of relaxation to its private balcony deck and sublime ensuite. Three further bedrooms include a second bedroom suite and a versatile 4th bedroom/study serviced by a family bathroom. Contemporary comfort extends to a second relaxed living area, a 70sqm (approx.) lower-ground level retreat with versatility as a games room, gym or cellar, and pool permit provides the first step in creating a sublime oasis to complement the peaceful alfresco. Appointed with a 6-star energy rating, it highlights Spotted Gum floors, Ironbark decking, wool carpet, hydronic heating, ducted cooling, double glazing, 3m (approx.) ceilings, abundant storage, and a double garage with through access. Nestled at the end of a no-thru lane, this impeccable family hideaway is ideally placed approximately 5-minutes walk to the beach, 7-minutes walk to town, and minutes to Flinders Golf Course, epicurean experiences and cellar doors.