

**140 Bluff Road, St Leonards, Vic 3223**



**House For Sale**

Thursday, 13 June 2024

**140 Bluff Road, St Leonards, Vic 3223**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



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**\$1,200,000-\$1,300,000**

Defined: A home of grand proportions located steps from the waters edge! Designed to accommodate your growing family across two sensationally equipped levels, this five bedroom home is beautifully settled into a naturalistic pocket, encompassed by established gum trees, organic outlooks and Swan Bay views from the upper level. The sprawling floor plan offers three separate living areas, Three bathrooms, additional powder suite and study area; with heightened ceilings and a fresh interior palette increasing the sense of space within. Soak up the sun's rays in the north facing backyard, offering the unrivalled ambiance from the Bluff Road Conservation Reserve next door. This versatile home would be an ideal candidate for multi-generational living, a shared holiday home for multiple families or a permanent residence for water lovers and nature enthusiasts. Close proximity to under populated beaches, established walking tracks linking you to the village centre, renowned fishing and snorkelling spots, nature reserves and all practical facilities. Cement position perfect and seek your seachange today!

Considered: Kitchen – Open plan galley kitchen with stone bench tops, soft closing cabinetry, 900mm freestanding oven with gas cooktop, tile splash back, ample downlights & expansive walk-in pantry with 600mm stainless steel oven and floor to ceiling cabinetry

Main Living/Dining – Vast living and dining area, tiled flooring, heightened ceilings, downlights, ducted heating, evaporative cooling, sliding doors opening up onto north facing, split level timber deck and fire pit area

Cinema Room – Fully equipped theatre room with cinema lighting, surround sound, theatre curtains and acoustic benefits

Upstairs living room – Centrally positioned to all upstairs bedrooms, carpet, downlights, views across the treetop canopy to Swan Bay, Marcus Hill and Queenscliff. Adjacent study area.

Master Suite – Private master bedroom to the lower level with walk-in wardrobe, carpet, plantation blinds & linen sheers, downlights, ensuite bathroom with spa bath, floor tiles, dual shower heads, double vanity with mirror and toilet

Second bedroom – Spacious guest suite on the upper level with carpet, downlights, high ceilings, blinds, built-in robe, ensuite bathroom, private balcony with bay views and option to be utilised as the Master Suite

Additional Bedrooms – Oversized with hybrid timber floors, curtains & blinds and all with built-in robes and ambient outlooks

Main Bathroom – Spacious and sleek looking bathroom with bath, dual vanity, stone vanity tops & semi frameless shower. Separate W.C

Outdoors – Private north facing back yard with no neighbours either side. Bordered by Bluff Road Conservation Reserve. Decked alfresco flowing to a Sandstone patio and firepit area, shrouded in native gardens and established trees. Hot/cold outdoor shower and Sandstone retaining walls.

Close by facilities – Beach access within 500 metres, St Leonards Yacht Club, established walking trails, Swan Bay Reserve, Edwards Point Wildlife Reserve, Milly's Beach, Charlie's Hole Lookout, St Leonards Boat Ramp, St Leonards Primary School, the village centre and St Leonards Pier

Ideal for – Families, Holiday Seekers, Investors and Multi-generational living\*

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