

# 150 Surf Parade, Inverloch, Vic 3996

## House For Sale

Sunday, 31 December 2023



150 Surf Parade, Inverloch, Vic 3996

Bedrooms: 5

Bathrooms: 4

Parkings: 1

Area: 1489 m2

Type: House



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**\$3,890,000 - \$4,000,000**

Quintessential coastal living at 150 Surf Parade and 82 Lohr Avenue Inverloch, an exceptional intergenerational property spanning approximately 1,489 sqm with dual street frontage. Situated in a coveted and well-established locale, directly opposite the pristine Surf Beach and a leisurely walk or a short drive to the town centre. Two titles, main house and separate studio. 150 Surf Parade offers a fabulous beach home which displays a contemporary aesthetic and is set carefully and sensitively into the iconic coastal landscape. On entry at ground level, the access opens into a generous living or games area featuring spotted gum flooring. A spacious bedroom on this level is well-served by excellent bathroom and laundry facilities. The middle level reveals a light-filled open-plan living, dining, and central well-appointed modern kitchen which is the heart of the home, providing an excellent foundation for entertaining family and friends. The flow to both northern and southern sides to full-width decks is done with ease whilst expansive glazing creates beautiful visual links out into the established gardens. The north-facing deck incorporates a stunning spa, cedar sauna and powder room, perfect for post pool or beach use. Also on this level, two further bedrooms are very generously proportioned and are serviced by a stylish bathroom with a large walk-in shower, vanity, heated towel rail and toilet. The upper floor showcases a spacious main suite with huge picture windows which capture the water views and the fabulous gardens. This level includes a study and a brand-new bathroom; all seamlessly integrated with the existing sleek, coastal living theme. Other features include double glazing, reverse cycle air conditioning, hardwood on the lower level and polished pine flooring on the middle level, LED lighting and ample storage throughout the home. A single garage provides secure undercover parking and further extends the storage solutions. The property at 82 Lohr Avenue, adjoins 150 Surf Parade at the rear and greatly enhances the overall amenities on offer. The new studio is an exceptional facility not only for extended family, or guests but also for a potential income stream through short-term letting. The space features expansive double glazing connecting to outdoor decks, reverse cycle air conditioning, excellent insulation, LED lighting, kitchenette facilities, a stylish bathroom, and polished pine flooring perfectly complemented by a fresh white palette. Main Residence: 224sqm (plus alfresco, deck & garage) Second Dwelling: 28sqm (plus decks) Land: Total area approx.; 1489sqm on two titles Properties to be sold as one or separately.