

16 Higgins Court, Rye, Vic 3941

Sold House

Monday, 18 March 2024



16 Higgins Court, Rye, Vic 3941

Bedrooms: 3

Bathrooms: 3

Parkings: 6

Area: 3035 m2

Type: House



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Sublime oceanside hideaway on 3/4 acre allotmentCrowning the peak of a sprawling 3,035m2 (approx.) allotment backdropped by the crash of the surf with uninterrupted coastal vistas to Cape Schanck, the dunes and offering a glimpse of Bass Strait beyond, this breathtaking surfside hideaway delivers the epitome of laidback beachside living. Showcasing striking architectural lines, organic tones and textures, high-spec finishes and the exquisite attention to detail of Philpott Building and Carpentry, luxury unfurls across a stunning split-level design adorned with natural solid hardwood blackbutt floors and high timber-lined ceilings.Displaying the timeless architectural design of Brian Earles, the generously sized central living and dining area with French fireplace boasts high clerestory windows and vast picture windows framing the coastal panorama, while sliding glass doors open to a tiered barbecue deck gazing out to the iconic Cape Schanck Lighthouse, providing a glorious setting for outdoor dining.The newly installed epicurean kitchen is moored by a waterfall-edge stone island and impresses with a butler's pantry and premium European appliances, including an integrated Bosch dishwasher, integrated fridge/freezer and a striking English-made 900mm Falcon oven with a 5-burner gas cooktop.Bluestone tiling, brushed-brass tapware, venetian-rendered walls, floating blackbutt vanities with stone basins and walk-in showers complement both the master ensuite and the full family bathroom, which also flaunts a freestanding stone soaker tub, while the tranquil outlook is framed through almost every window throughout the residence, capturing golden sunrises and sunsets through the treetops.Peppered by moonah trees and a selection of tiered gardens, at the rear of the allotment a colossal mancave with contemporary bathroom and over height roller doors could also very comfortably serve as a guest cottage beside the boat bay and expansive flat lawn, which provides abundant room and easy access to install a swimming pool or tennis court if desired.Cradled at the end of a quiet cul-de-sac with dual street access to Avon Road and a shortcut to the ocean reserve just 750 metres away spilling down to a selection of surf breaks, the residence includes zoned electric ducted heating and cooling throughout, an additional split-system in the master, a striking front gate embellish with old Portsea Pier posts, a cubby house, inground trampoline, chook house, veggie beds and a loads of off-street parking.A private oasis moments to the Dunes Golf Links, Peninsula Hot Springs, Rye's bay beaches and cafe strip, endless surf breaks, boating facilities, wineries and equestrian trails and just 6-minutes' drive to Rye Primary School, this rare and captivating package will suit both permanent families and holidaymakers alike. To be notified when inspections of this property are available, to be sent a copy of the contract and advised of property updates, simply submit an enquiry on this page. Belle Property is proud to be offering this property for sale. For further information, please contact Tim Bradler on 0400 312 412 tim.bradler@belleproperty.comDisclaimer: Whilst every care has been taken in preparing the property information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.