

# 17 Cormorant Drive, St Leonards, Vic 3223

maxwell collins **35**  
YEARS

## House For Sale

Thursday, 16 November 2023

17 Cormorant Drive, St Leonards, Vic 3223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 371 m2**

**Type: House**



Simon Braybrook  
0438027272

**\$890,000-\$930,000**

Escape to your dream coastal oasis with this stunning home in a picturesque locale and boasting the perfect blend of modern luxury and natural beauty. Nestled in close proximity to the beach and serene walking trails, this is the lifestyle you've been yearning for! This home's flowing floor plan invites an abundance of natural light, creating a seamless connection between indoors and outdoors. The open-concept design ensures spacious living areas for family gatherings, entertaining, and relaxation while the locale is truly one of St Leonards hidden treasures; serene walking trails through the natural flora, gorgeous streetscapes & glorious beaches only moments away, beautiful sea breezes grace the property, bringing refreshing scents into your home – a constant reminder of the coastal paradise just beyond your doorstep. Featuring 3 spacious bedrooms in total, Master suite featuring a spacious walk-in robe, a luxurious ensuite and balcony. The remaining bedrooms are downstairs & provide BIR's and are serviced by a large family bathroom with floor-to-ceiling tiles. Downstairs provides ample living space with a light filled lounge overlooking the low-maintenance native gardens to the front of the home. There is also the convenience of a large laundry with linen cupboard, under-stair storage room, internal access to the double garage and a private covered courtyard area which creates the perfect nook to enjoy some quiet time or the morning coffee. The expansive upstairs living area showcases an open-plan design, accented by vaulted ceilings, creating a light-filled, airy space. The large kitchen provides stainless appliances and stone benchtops, creating a sleek and stylish space for culinary delights and entertaining. There is also the added luxury of two separate balconies which boast picturesque outlooks that capture the beauty of your surroundings, creating a serene and peaceful ambiance. Extra features of the home Zoned Ducted heating & Split system cooling Ceiling fans in every bedroom for year-round comfort Night & day blinds throughout for privacy & comfort Stone benches throughout Triple deadlock security doors on all four entry/exit doors Double gates for backyard access. Embrace the coastal lifestyle with this beautifully designed home offering not just a place to live but a place to experience the essence of beachside living Don't miss out on this rare opportunity to make this beachside haven your own! Call today to arrange a private inspection