

**181 Fellows Road, Point Lonsdale, Vic 3225**



**House For Sale**

Tuesday, 12 December 2023

**181 Fellows Road, Point Lonsdale, Vic 3225**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 878 m2**

**Type: House**



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**\$1,850,000 - \$2,035,000**

A remarkable balance of space, style and serenity, this impressive home unfurls the ultimate family sanctuary with an array of living zones, self-contained wing and sprawling 877sqm (approx.) setting. Enveloped by lush, established gardens with stunning natural light courtesy of a desirable north orientation, the expansive residence offers a wealth of potential for quiet family living and entertaining, with outstanding scope for multigenerational accommodation or potential second income. A welcoming entrance portico introduces a versatile, free-flowing layout offering up to five bedrooms across two open and airy levels, including an upstairs master suite with walk-in robe and direct access to a large north-facing balcony. Befitting a home of this scale, a well-appointed kitchen boasts a full suite of stainless-steel appliances and convenient breakfast island for informal dining, while an adjoining lounge, cosy upper-level retreat and an enormous rumpus room offer ample space for the family to spread out with ease. Three bathrooms plus two powder rooms have been thoughtfully designed to accommodate the morning rush. A soundproofed wing with kitchenette, living and sleeping spaces, plus bathroom and private courtyard are superbly laid out for guest accommodation or multigenerational families, with a separate external entrance adding opportunity to run a business from home or take advantage of the lucrative holiday rental market. Contemporary styling adds pared back luxury, including Victorian Ash flooring, Italian bathroom tiles and double hung windows to maximise the cooling coastal breezes, while double glazing and quality insulation enhance sound and thermal insulation properties. Ideal for large-scale entertaining, the impressive back yard enjoys a large lawn area, plus a vast paved courtyard that is perfect for alfresco dining or get-togethers around a fire pit. Promoting sustainability are raised vegetable garden beds, an abundance of mature fruit trees, extensive rainwater storage and a six-panel solar system with 66-cent feed-in until 2024. Additional features include gas heating, twin reverse cycle split systems, double lock-up garage and a large workshop shed incorporating a surfboard shaping bay. With beaches, retail, cafes, primary school and public transport all within easy reach, this is a genuine lifestyle property in a prestigious and family-friendly coastal locale.