

187 Bluff Road, St Leonards, Vic 3223

GARTLAND

House For Sale

Wednesday, 12 June 2024

187 Bluff Road, St Leonards, Vic 3223

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 524 m2

Type: House



Lisa Emanuel

0352242204

\$900,000 - \$990,000

This residence was thoughtfully planned to take full advantage of the pristine location and beach lifestyle. Positioned within a short stroll to the Yacht Club, the beach and Edwards Point Reserve. A truly spacious open plan design by Dennis Family Homes upgraded for comfort, functionality and style. The result is a luxurious and immaculate home ready for you to love. An expensive open plan living is warm and cosy this time of year due to the illusion gas wood log fireplace. And is light filled through large picture frame windows with sheers highlighting the stunning gardens. A second adjoining lounge may be closed off by French doors to create a dedicated theatre room. An entertainers kitchen with Smeg appliances and butler's pantry is beautifully appointed with a waterfall stone island bench with breakfast bar and undermount sink. The dining space is framed by floor to ceiling sheer curtains and opens out to a grand West facing alfresco. The Grand Master suite with a long ensuite with separate toilet and fully fitted walk in robe is private and luxurious. And tucked away at the rear of the floorplan is the minor wing of 3 further bedrooms, a main bathroom with separate toilet and study nook for working from home or a place for the kids to study. Professionally landscaped gardens outdoors with multiple sitting and relaxation zones create a stunning ambiance outdoors and a garage extended in width and length with a rear roller complete the home and offers a place to store the boat. Features include double glazed windows, lux sheer curtains, floorboards, feature lighting throughout, central heating and evaporation cooling, a security front door and rear flyscreen and heavy upgraded sliding door, coastal wooden floorboards and stunning grey tiles to bathrooms and laundry, garden shed, decking, exposed aggregate around the house and driveway, raised ceilings, NBN, stone benches, walk in linen laundry, niches and hand held shower heads in showers, soft close drawers to kitchen, double roller blinds, upgraded underlay and carpets. Move straight full time, enjoying the laid back lifestyle by the beach or delight in visiting your home away from home on weekends. Relax with the scent of the sea breeze down Bluff Road, knowing you are only ever a moment's walk to the water's edge. Within walking distance to Edwards Point Reserve with its many walking tracks and birdlife. Within a stones throw to the Yacht Club with its own private newly upgraded boat launch. You'll love the coastal walk into the nearby township where you have your choice of coffee shops and eateries, passing by playgrounds dotted along the way. Families have their choice of incredible schools in St Leonards and the Bellarine Peninsula. Your dream lifestyle awaits full of winery weekends, ferry trips across the bay and peaceful living!