

# 195 Fellows Road, Point Lonsdale, Vic 3225



## Sold House

Friday, 1 December 2023

195 Fellows Road, Point Lonsdale, Vic 3225

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



Anna Fletcher  
0411644997



Charles Caldwell  
0421570248

## Contact agent

Constructed by award winning O'Dowd Builders - synonymous with timeless, stylish and energy efficient homes complementing the local coastal environment, this three bedroom home on a substantial 836 sqm (approx.) has been built to last the test of time. With desirable northern orientation to both living areas, connecting to an outdoor patio and pergola running the entire elevation to the spacious grassy yard, living is kept simple and streamlined, enhancing passive solar benefits while promoting a healthy alfresco lifestyle. Centrally set to service both ends of the home, the kitchen hosts stainless steel Bosch appliances and ample bench space, with a high focus on function and connection to the outdoors. Three spacious bedrooms will accommodate your family needs, the master hosting a large built-in robe and ensuite bathroom and the two bedrooms also with built-in robes. Unique to this property is a stand alone studio space to the rear, allowing flexibility of use for creatives, as a home office or private teen retreat. Interior comfort is enhanced by the open fireplace to the snug second living space, ceiling fans and additional gas/electric heating when required, with hybrid timber floors and gabled ceilings adding design interest. Fantastically positioned to be within walking distance to Springs Beach, Front Beach, Point Lonsdale Primary School, the village main street and Bellarine Community Health, ensuring all your practical and recreational needs are met on foot. Additional features include a double lock up garage, 3 rainwater tanks and productive fruit trees. A great opportunity to purchase a timeless coastal home, a holiday investment or land bank for the future. - Centrally positioned to be within easy reach of all town amenities - Classic, timeless design with a focus on sustainability and quality - Beautiful north orientation, filling the home with natural light - Large 836 sqm (approx.) allotment, with future development potential (STCA) - Walk to nearby beaches, the primary school and village shops - A fantastic family home or holiday investment with Airbnb income opportunity