

# 2 California Boulevard, Point Lonsdale, Vic 3225



## House For Sale

Thursday, 22 February 2024

2 California Boulevard, Point Lonsdale, Vic 3225

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 437 m2

Type: House



Felix Hakins  
0400035000



Elissa Holloway  
0467979717

**\$1,200,000 - \$1,300,000**

Settled into a picturesque boulevard nearby to the much loved tranquility of Emily's Pond and Lake Victoria, this minimalist contemporary home presents as an idyllic private retreat for permanent or holiday living, in a family friendly pocket. Designed across a single level promoting simplicity and flawless consolidation with the outdoors, hardwood timber floors and expansive decking relax the architecturally defined interior and monochrome hues throughout. Elevated ceilings magnify space in the copious open plan living zone, with frameless glazing wrapping around the north elevation, enhancing natural light and warming sunshine. Effortless flow is felt throughout this area, allowing you to transcend between lounging, entertaining and dining with complete ease. Overseeing the vast entertaining deck, the impressive galley kitchen features a 900mm oven and induction cooktop, built-in wine rack, stone benchtops and a huge preparation island bench. Full height sliding doors open up to a serene and ultra private outdoor retreat, complete with ambient deck lighting and trickling pond. With beaches close by you will appreciate the simple pleasure of secure and separate access to this area, walking through to the outdoor shower and rinsing away a day well spent. Accommodation comprises three oversized bedrooms, the master inclusive of a sleek ensuite bathroom and fully-fitted dressing room. All bedrooms have reverse cycle air conditioning, dual roller blinds and cushioned carpet underfoot. Additional assets include a home office/study nook with custom-built joinery, powder room, skylight to the living area, tinted glass entry, single lock up garage with rear roller access and additional off street parking. Families and nature lovers will adore the peace of privacy of this location, three minutes walk to Springs Beach and the vibrant village centre. Equally equipped for enjoyment as a low maintenance lock-up and leave holiday home with potential Airbnb profit (STCA).