

**2 Lever Ave, Blairgowrie, Vic 3942**

**BILL KATSOULIS @realty**

**Sold House**

Thursday, 29 February 2024

2 Lever Ave, Blairgowrie, Vic 3942

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 864 m2**

**Type: House**



Bill Katsoulis

## Contact agent

This striking residence exemplifies contemporary bayside living, where design, landscape and location converge seamlessly. Incredibly positioned within strolling distance to Blairgowrie's stunning beaches, village and yacht squadron, it is the perfect place for permanent residents or holidayers to experience the ultimate blend of seaside tranquillity and convenient accessibility. Maximising its serene environment, the residence showcases a floor plan that effortlessly integrates the lush surroundings. Tall windows illuminate the interiors, while timber floorboards add to the warm ambiance. Cleverly conceived for harmonious family living, it comprises distinct areas tailored for unwinding, working or congregating. At the front of the residence, you'll discover a relaxing lounge room with a built-in study desk. Separate to that is a living and dining area with built-in cabinetry and a fireplace that serves as a social gathering space at the heart of the residence, and contains sliding door access to an expansive treetop terrace and a covered alfresco area, complete with an outdoor kitchen and overhead heater. The stylish main kitchen complements these spaces, featuring stainless steel appliances (including double ovens), plentiful storage, and stone benches including a waterfall-edge breakfast island. Accommodation is generous, featuring four robed bedrooms and three bathrooms, including two master suites with walk-in wardrobes and ensuites. Enriched with the inclusion of a storage-equipped laundry, heating, cooling, an alarm system, beautiful gardens, automatic watering system with bore water, a shed, and a remote double garage with internal access, astute buyers will recognise this residence as a sophisticated coastal haven. CALL BILL NOW ON 0419514276 FOR MORE INFORMATION AND INSPECTION TIMES