

# 2 Mercer Street, Queenscliff, Vic 3225

## Sold House

Wednesday, 23 August 2023

2 Mercer Street, Queenscliff, Vic 3225

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1050 m2

Type: House



Ben Roberts  
0352543100



Lee Martin  
0352973888

**\$2,675,000**

The Feel: Taking pride of place in one of Queenscliff's most prestigious streets, this vast 1048sqm (approx.) landholding opens up a world of pure lifestyle opportunities and inspires exciting possibilities for the future. Presented to market for the first time in generations and magnificently situated nearby to the highest point in town, the site takes in sweeping views across the pristine waters of Swan Bay to the Mornington peninsula, presenting itself as the perfect setting for your luxury new seaside home (STCA). Whether working with the existing dwelling or starting afresh, this premier offering will accommodate the most creative of architectural pursuits with a substantial sun-drenched north orientation, in the peaceful heart of town.

The Facts: -Incredibly rare opportunity to secure a substantial 1048sqm (approx.) landholding in the heart of historic Queenscliff-Elevated position with sweeping bay and landscape views across Swan Bay & Swan Island to the Mornington Peninsula-A vast 1048sqm (approx.) north-facing boundary perfectly lends itself to a luxurious new home design that maximises the spectacular outlook (STCA)-From your celebrated vantage point, you can sit back, relax & take in all the action of the shipping channel & recreational pursuits of the bay-Tightly-held position in a quiet locale, yet just 350m to historic Hesse Street-Enjoy a blissful bayside lifestyle, with beaches, boutique shopping & fine dining all close by-A blue-chip offering for those looking to create a luxury residence & realise the potential of this magnificent bayside setting-The first time being offered to market in generations, this property offers a lifestyle that is often dreamed of yet rarely available - don't miss out!

The Owner Loves...."This property has been a tightly held family gem for generations. It's now time for its next custodians to create their own vision of coastal luxury in one of the premier positions on the coast. You'll never tire of the view."\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.