

22 Boardwalk Boulevard, Cowes, Vic 3922



House For Sale

Thursday, 11 January 2024

22 Boardwalk Boulevard, Cowes, Vic 3922

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 649 m2

Type: House



Bec Anderson
0359522799



Sam Clark
0359522799

\$1,100,000

Positioned within the prestigious Shearwater Estate, this exquisite residence is a fine example of luxury coastal living. Located in close proximity to the lake and the manicured greens of the golf course, the home is also conveniently just a short 15-20 minute stroll away from Thompson Avenue, and the north facing Cowes and Silverleaves beaches. Crafted with meticulous attention to detail by local builders - Calabrese Constructions, this single-level home offers high-quality craftsmanship and unique design. Boasting an expansive floor plan of approximately 35 squares (under roofline), the residence exudes sophistication and functionality. The home welcomes you with two distinct living areas, providing ample space for both relaxation and entertainment. The heart of the home, the kitchen, features a 900mm induction cooktop and oven, Bosch dishwasher, a large walk-in pantry with sensor lighting, soft-close drawers, and elegant stone benchtops. Accommodating four bedrooms, the master suite indulges with an extra-large ensuite, walk-in robe and plantation shutters. The remaining three bedrooms offer generous built-in robe storage and share a well-appointed family bathroom and a separate powder room. A neutral and soft coastal color palette reflects throughout the interior, complemented by the warmth of engineered oak flooring. The 2.7-meter ceilings, LED downlights, and Daikin ducted heating and cooling further enhance the comfort and ambiance of this home. Step outside to the undercover alfresco area, thoughtfully designed with a North/West facing orientation, providing the perfect setting for outdoor gatherings. The professionally landscaped gardens, adorned with outdoor sculptures and carefully selected foliage, are illuminated with garden lighting, creating a serene and tranquil atmosphere. There is also the clever addition of a putting green, providing entertainment for the kids (both young and old!) Additional features include an over sized laundry with abundant storage, a double garage with remote and internal access, and is situated on a 649 sqm approximate allotment. The property is completed with an exposed aggregate driveway, adding a touch of sophistication to the exterior. This residence is not just a home; it's a testament to fine living, where every detail has been thoughtfully considered to create a harmonious blend of style, comfort, and coastal elegance. This property for sale in Cowes is proudly presented to you by Ray White Real Estate Phillip Island.