

22 South Harbour Esplanade, Safety Beach, Vic 3936



House For Sale

Wednesday, 22 May 2024

22 South Harbour Esplanade, Safety Beach, Vic 3936

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 552 m2

Type: House



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\$1,600,000 - \$1,760,000

Framing both leafy Arthurs Seat aspects and unbridled marina views towards Mount Martha, this wonderfully poised family retreat celebrates the refined coastal landscape that Martha Cove is renowned for. A warm neutral exterior reflects its beachside position where walking distance to the shallows of Safety Beach, Marina Cove boardwalk and Martha's Table deliver exciting lifestyle appeal. Superbly appointed across both light-filled levels, the three-bedroom 2-bathroom design delivers spacious living options on both floors to easily cater for growing families or visitors. Hard-wearing vinyl plank flooring complements a selection of warm neutral finishes and elevated 2,700mm ceiling heights, as an indoor-outdoor floorplan is emphasised with expansive glass stackers. The main social domain settles above to capture mesmerising canal aspects as if an ever-changing artwork. Fronted by a covered alfresco with Silvertop Ash-lined ceiling, an airy combination of living and dining zones carry the conversation back towards the kitchen where 900mm appliances, butler's pantry and 40mm stone benchtops provide an impressive culinary setting. Retaining the view, the first-floor master suite with walk-in robe and ensuite shares large proportions, plantation shutters and timber wall features with the remaining two lower-level bedrooms, where a secondary lounge with kitchenette and main bathroom provides a private entertaining retreat amongst landscaped gardens and an above-ground spa hut (electric heating). A string of high-end inclusions maximises the offering, ducted heating and cooling system, gas fireplace, study, powder room, retractable fly-screens, 6.6kW solar system with 5kW inverter, alarm system with back-to-base alerts, 24hr marina surveillance, and a triple garage with remote door.