

# 22 The Boulevard, McCrae, Vic 3938

## House For Sale

Tuesday, 14 November 2023



22 The Boulevard, McCrae, Vic 3938

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2392 m2**

**Type: House**



Grant McConnell  
0407515078



Carol Charkas  
0401003020

**\$1,750,000 - \$1,925,000**

This stylish, fully furnished residence offers dual entrance from Arthurs Avenue and The Boulevard and sits high on the hillside beautifully complementing its bush setting, along with a natural orchard garden perfect for childhood adventures. Step inside to reveal a flawless home that immediately displays stunning bay vistas, while the clever layout wraps around a spacious balcony, ideal for entertaining and family life. Discover the very best of bush and bay in this beautiful coastal retreat with glorious views, just minutes to McCrae amenities, pristine beaches, and freeway access.- Stunning bay, bush, and Arthurs Seat views from wrap-around balcony - Fantastic host's kitchen has quality appliances and a walk-in pantry- Entertain in style in the large dining space boasting sublime bay views- Expansive family lounge with bay views and access to the balcony - Master suite with dressing room, superb ensuite, plus balcony access- 2 large bedrooms, 1 with balcony access and both with built-in robes- Fully equipped family bathroom, plus large laundry with ample storage- Wood burner, hydronic heating and evaporative cooling throughout- Double garage, carport, multi-level garden with orchard and large shed