

# 224 Esplanade West, Port Melbourne, Vic 3207

 Real Estate

## House For Sale

Tuesday, 28 May 2024

224 Esplanade West, Port Melbourne, Vic 3207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Oliver Bruce  
0409856599



Lachlan Dennehy  
0402769388

**\$1,900,000 - \$2,050,000**

Enviably situated on the edge of Bay Street, this sleek, three-bedroom contemporary residence offers a harmonious blend of refined sophistication and lifestyle proximity, all within walking distance to the beach and a choice of lively cafes, dining options and city-bound transport. With enviable garage parking via ROW and a low-maintenance indoor-outdoor on the cusp of Edwards Park, this is the epitome of inner urban serenity. Oak floors and high ceilings define the sunlit interior, introducing separate living and dining areas, each allowing direct access to alfresco zones, including a central courtyard with a heated outdoor spa. The kitchen and butler's pantry boast stone benchtops and a suite of premium Miele appliances, including an integrated fridge, Liebherr freezer in the butler's pantry, and Vintec wine fridge, making it a true entertainer's delight, extending to a sizeable rear paved garden for alfresco dining. A clever layout accommodates three large bedrooms upstairs, each equipped with built-in robes and individual split system units. The main bedroom features a private ensuite bathroom, with the other two bedrooms benefiting from exclusive access to a balcony featuring impressive city views, complemented by a stylish central bathroom with a marble-encased bath and walk-in shower. Ideally located in the Albert Park College zone and within an easy walk of Albert Park Village, the beach and the light rail, this exceptional home on 230sqm\* of land, features hydronic heating, split system heating/cooling, an alarm and security cameras, ducted vacuum, a powder room, intercom access and garden irrigation.\*approximate land size