

# 227 Boundary Road, Dromana, Vic 3936

## House For Sale

Tuesday, 19 March 2024

227 Boundary Road, Dromana, Vic 3936

Bedrooms: 5

Bathrooms: 6

Parkings: 4

Area: 1003 m2

Type: House



Marcus Gollings  
0422236990



Indi Fisher  
0428182700

## AUCTION \$1,950,000 - \$2,150,000

A cutting-edge coastal residence that exemplifies privileged beachside living and enviable outdoor entertaining, enjoy panoramic views across Port Phillip Bay from both levels of this superb five-bedroom home. Configured to maximise the light and breathtaking water vistas, the residence boasts a generous living and dining area with timber flooring, wainscoting and a bank of bifold glass doors opening to an expansive alfresco balcony with a gas log fireplace and built-in cocktail bar with triple bar fridge backdropped by the bay. At the rear, an alfresco courtyard with a built-in grill and a frosted pergola provides an alternative setting to dine outdoors before sparking up the firepit under the moonlight, while a home theatre with an entire wall of shelving downstairs is ideal for quiet movie nights over a glass of red. In synergy with this striking abode, the culinary kitchen is well-appointed with a butler's pantry with Zip instant hot water tap, cascading-stone benchtops and a fleet of quality appliances to cook up gourmet feasts in between exploring the delectable array of nearby restaurants and wineries the Mornington Peninsula is celebrated for. The lavish master suite features sliding barn doors to a penthouse-style dressing room and premium ensuite, while three additional ensuites, a full family bathroom with walk-in shower and stone soaker tub, a powder room and a double garage are among a suite of inclusions. A dream beachside haven for seachangers and holidaymakers alike, this luxury home is just three minutes' drive to bustling Dromana town centre, the bay beach and primary school, and six minutes to Dromana Secondary College.

- Luxury coastal home with panoramic bay views from both levels- High ceilings, timber flooring, wainscoting, stone benchtops & bespoke tiling- Expansive open living with bay view opening to balcony terrace- Inviting home theatre room with platform seating & wine storage- Culinary kitchen with waterfall-edge stone benchtops & butler's pantry- Fisher & Paykel gas cooktop, Bellini dishwasher, Miele oven & coffee machine- Vast bank of bifold doors to spacious bay-view terrace with triple bar fridge - 2nd alfresco with frosted pergola & built-in grill beside firepit area- Indoor & outdoor gas log fireplaces, plus solar panels and split-systems throughout- Master with dressing room, 4 ensuites, full 5th bathroom & powder room- Double garage & ample additional paved off-street parking- 1.6km to Dromana town centre; 1.7km to primary school & 1.8km to beach