

# 23 Regatta Place, Inverloch, Vic 3996

## House For Sale

Saturday, 4 May 2024



23 Regatta Place, Inverloch, Vic 3996

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 571 m2

Type: House



Marni Lee Redmond  
0356741111



Monique Sproson  
0473011069

**\$950,000 - \$1,025,000**

The property is positioned in a popular coastal area close to the Surf beach, reserves, walking paths and only a short distance to the centre of town. The level access brick home situated on an allotment of 571sqm approximately maintains attractive street presence whilst offering privacy within a discreet setting. The entry to the landscaped front garden leads to an undercover entry offering a welcoming introduction. An extremely stylish and comfortable home is revealed embracing a smart aesthetic. The well-considered floor plan provides flexible living and a clever separation between the private rooms and living domains. Open plan living, dining and exquisite kitchen links effortlessly via glass sliders and windows to outdoor living providing an extension to the social domains. The kitchen is the heart of the home and features a stunning Vic Ash timber bench with waterfall finish, black Caesar stone benchtops, designer tiled splashback, sleek soft closing drawers, custom cabinetry and pantry and quality Italian appliances. There is a brilliant division between the living and private rooms whereby a main suite enjoys a walk-in robe and fresh en-suite bathroom. Two further bedrooms are serviced by an absolutely stunning bathroom incorporating laundry with access to outside. Luxe touches such as a deep tub, underfloor heating, floor to ceiling tiles and bespoke timber cabinetry make this room an absolute stand-out. A separate room with its own access extends the flexibility of the floor plan. Other features include new engineered French Oak flooring throughout, contemporary fixtures and fittings, stunning floor-to-ceiling Italian linen sheers in the living room and main suite and blinds in the other bedrooms, mains gas, new infinity gas hot water, reverse cycle air-conditioning and a cosy solid fuel heater to ensure comfort in our cooler months. The presentation is tasteful and the palette is warm and inviting. A garage provides secure undercover parking for one vehicle plus there is additional parking in the driveway for extra cars, caravan, boat or trailer. The grounds provide superior spaces for children and pets to frolic in a secure environment whilst there is still plenty of space for productive planting. The home would be highly attractive to those seeking a permanent residence, holiday home or investment property. House: TBC sqm Land: 571sqm