

# 28 The Boulevard, Mccrae, VIC, 3938

## Sold House

Friday, 14 April 2023

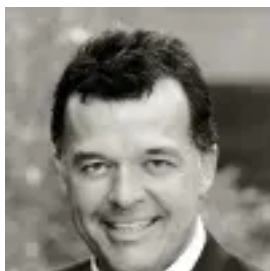
28 The Boulevard, Mccrae, VIC, 3938

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Mike O'Neill  
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## **A Blend of the Bush & the Bay**

This beautifully presented weatherboard is situated on a rural crescent 5 minutes to the McCrae foreshore on a very manageable ½ acre with fabulous Port Phillip Bay & Melbourne City skyline views.

Evoking a real sense of calm this retreat embraces the native flora & fauna to nurture your inner senses. The home has a real rural feel, yet you are on the cusp of all the advantages of McCrae beach, Dromana township and the understated beauty of the backdrop to Arthurs Seat.

Tasteful updates to the kitchen, bathrooms and flooring throughout bring a light, airy feel to a classic 'ranch style' layout that takes full advantage of the aspect of the elevated site.

The main living zone boasts two very generous bedrooms, each with an ensuite that step down to a well presented kitchen and separate, large, living area with room for dining and relaxing whilst taking in the Bay views.

Hardwood floors, vaulted ceiling lines and the wrap around deck invite relaxed living in the bush like setting. Upon entry from the double carport a double bedroom with ensuite will entice guests to stay a little longer. Alternatively, this could make the ideal home studio or office situated below the main home.

Fruiting trees including an apricot, peach, apple, plum, cherry, bay leaf and a mix of natives on the approx. 2054m<sup>2</sup> site leave ample room for a pool or a large shed if desired to take full advantage of the location.

Features include: Automated Outdoor Awning, Outdoor Shower, Dual Split System Heating & Cooling