3 Coogee Place, Port Melbourne, Vic 3207
House For Sale

Wednesday, 29 May 2024

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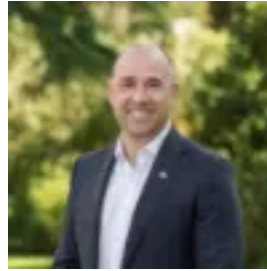**Bedrooms: 3**   **Bathrooms: 2**   **Parkings: 2**   **Area: 300 m2**   **Type: House**

Mack Burgoine
0386445500

Warwick Gardiner
0386445500

Auction Saturday 22 June, 10:30am

Nestled in a leafy cul-de-sac within the esteemed Beacon Cove Estate, this exquisite three-bedroom parkside sanctuary harmonises sophistication with family-friendly functionality and contemporary amenities, creating an enviable retreat for modern living just a street away from the beach.In the dress circle of Mariposa Place Reserve, the property embodies understated elegance, as seen in its clean lines, quality finishes, and classic black-and-white tones. Inside, the inviting sun-lit entrance hall leads to an enticing sunken lounge warmed by a Jetmaster fireplace, and a separate relaxed family domain and quality-appointed kitchen. The open layout allows living and dining areas to flow effortlessly to a north-facing patio to the front and a generous deck at the rear. Landscaped gardens are thoughtfully designed for their low-demand yet lush impact, setting a scene that caters to all aspects of outdoor enjoyment, from gatherings and relaxation to children's play and pets. The comprehensive layout encapsulates balanced proportions, tailored to modern families, with a study and three robed bedrooms flooded with natural light. The main bedroom has an ensuite, whilst a central bathroom, downstairs powder room, a full-size laundry, and double garage with thru-access comprise the home's conveniences. Low maintenance garden with irrigation and ducted heating/cooling adds the finishing touch, as this ideal location places residents within an easy walk of Princes Pier, the city-bound light rail, and Port Melbourne Primary School, and zoning for Albert Park College, proximity to Bay Street's shops, cafes, restaurants, and major road arterials add further appeal.