

**31 Florida Avenue, Inverloch, Vic 3996**



**House For Sale**

Friday, 19 January 2024

31 Florida Avenue, Inverloch, Vic 3996

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 689 m2**

**Type: House**



Fiona McMahon-Hughes  
0356629533



Megan Harris  
0356629533

**\$1,125,000**

This property is situated in a highly sought-after coastal area, just a stone's throw from the Surf Beach, Inlet, nature reserves, scenic walking paths, and a convenient distance from the town centre. The house has been thoughtfully and tastefully renovated to exude a unique charm, nestled within a spacious coastal landscape on a 689 square metre lot. Throughout the home, you'll find easy-to-maintain flooring and a neutral colour palette, creating a fresh and inviting atmosphere that's perfect for family beachside living. Inside, the floor plan unfolds to offer a variety of living spaces, expertly dividing the private and communal areas. The upper level features the primary living space and a modern, well-equipped kitchen that seamlessly flows into the dining area and adjacent sitting room. For year-round comfort, there's a solid fuel heater, gas heater and reverse cycle air-conditioning. The private quarters are located in a separate wing and consist of three generously sized bedrooms with built-in robes, all serviced by a contemporary family bathroom equipped with a walk-in shower, a deep tub, and a vanity. There's also a separate toilet for added convenience. On the ground level, a spacious, bright area with fresh tiles and expansive windows opens up to a north-facing alfresco space and overlooks the well-established native gardens. This versatile room can serve as a second living area and boasts folding timber and glass doors that can be closed off as needed. Additionally, a spacious fourth bedroom is situated within this space. A second bathroom with laundry facilities and another separate toilet round out the amenities on this level. Parking is made easy with a double garage that provides direct access to the house. At the same time, there's ample parking space at the front of the property for additional vehicles, caravans, or boats. This property is a versatile gem, ideal for permanent residence, a vacation home, or investment opportunity, that offers a comfortable and stylish coastal living experience. Contact the team to book a viewing of this great property today!!