

31 Fourth Loop, Connewarre, Vic 3227

Sold House

Wednesday, 23 August 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 824 m2

Type: House



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The Feel: Nestled behind 13th Beach within 13th Beach Estate, this exclusive position enjoys the very best views of the magnificent Lake Murtnaghurt Wildlife Reserve, Fourth Hole and unspoilt terrain abutting the sand dunes. Located in an established community within a few hundred metres of the Golf Links Clubhouse, this 4-bedroom home occupies a premium position with established gardens and sundrenched spaces that afford enviable privacy. Timeless design and materials beautifully complement the local environment, cleverly oriented to maximise views of the natural links style course.

The Facts: -Exceptional home on 824sqm (approx) allotment in popular 13th Beach Golf Estate-Most highly sought-after no-throughway street in private gated community-Custom designed & built by Fasham Johnson to elevate the characteristics of the site -Designed with natural light at the forefront, so that inner spaces sit in the sunshine-Earthy toned rendered brick exteriors complemented by impressive stone-clad entry wall -Max height 3.8m ceilings in gallery entry lead to living/entertaining with wide frontage to the Fairway of the Fourth Hole -Floorplan cleverly designed to maximise communal space, with zoned sleeping quarters-Tinted double-glazed windows throughout; clerestory windows to main living hub-Feature gas log fireplace set in custom cabinetry; additional SSAC for climate comfort-Indoor-outdoor lifestyle focus, with sliding doors to central courtyard & rear alfresco -Fully decked exterior with built-in BBQ, seating & speakers provide all-season functionality -Wander out thru the garden for direct access to the 13th Beach Golf Links Clubhouse-Highly functional interior with large kitchen, breakfast bar & dining area-Stainless steel Blanco 900mm oven/gas cooktop & Bosch dishwasher-Master suite with huge WIR, ensuite (dbl shower/spa), SSAC, home office & access to deck-Second spacious master/guest suite with huge WIR & ensuite-Two additional bedrooms with BIRs & built-in study nooks-Every room has 'Big Ass' ceiling fans & Nobo wall heaters-Large-proportioned family bathroom with in-situ shower, vanity & toilet-Double garage with rear roller door to secure golf cart parking or neat multipurpose/utility zone-Established Australian native gardens with citrus grove & olive hedges to the boundary-Fenced sections ideal for child & pet safety-6kW solar -Fourth Loop is a desirable no-throughway street, with beautiful central green reserve -Well equipped as permanent home, secure investment property or holiday retreat -Gateway to Bellarine Peninsula, Barwon Heads Village, 1km walk to 13th Beach via Estate gate

The Owner Loves...."We designed this house with leading craftspeople, with the aim of creating a resort-style atmosphere that harnesses views of the incredible golf course, Lake Murtnaghurt and the 13th Beach sand dunes. Whether the house is full of guests, or home to a couple, it is cleverly designed to flex and evolve to different chapters of your life." *All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.