

**323 Stony Point Road, Crib Point, Vic 3919**



**Sold House**

Monday, 28 August 2023

323 Stony Point Road, Crib Point, Vic 3919

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1215 m2**

**Type: House**



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**\$895,750**

Overflowing with appeal for growing families on a sprawling 1215m<sup>2</sup> (approx) garden allotment, this striking modernised 4-bedroom home pairs pristine presentation with a contemporary coastal aesthetic well befitting this laidback beachside location. Two lovely living zones and a central dining area spill into a chic modern kitchen with thick stone benchtops, a 900mm oven and Siemens dishwasher, while glass doors open to covered patio for tranquil outdoor living and entertaining with superb space beyond for children to safely play on the vast flat lawn, converge in the cubby and collect eggs from the chook house. ~ Beautifully contemporised family living on generously sized private allotment. ~ Stylish and sundrenched living area with chic ceramic tiling and built-in TV cabinetry. ~ Separate family/meals with glass door to patio beneath a long pergola. ~ Stunning modern kitchen with stone benchtops, 900mm Emilia oven with 5-burner gas cooktop and integrated Siemens dishwasher. ~ 4 comfortable carpeted bedrooms with built-in robes, ceiling fans and roller blinds in pelmets. ~ Modern master ensuite off the main bedroom and a full 2nd bathroom with shower, tub and separate toilet for the kids. ~ Nest smart-connected heating system, as well as evaporated cooling. ~ Sonos sound system. ~ Chook house (with 2 resident ducks included), cubby house and fully fenced flat lawn for children to play safely. ~ Garden sprinkler system and 2 sheds. ~ Tall fencing with dual electronic gates and a concrete circular driveway. ~ Gated access to a lock-up garage/workshop in the rear plus additional paved parking for a caravan and boat. Set behind tall electric gates with dual entry and a paved circular driveway, the property is an easy walk to Crib Point Primary School, Cyril Fox Reserve, Morradoo Station and the local milk bar, 1.5km to the foreshore and a short drive to Balnarring village and Hastings town centre amid a playground of beaches, horse riding trails, boating facilities and wineries that the Western Port Bay region is adored for.