

**34 Spray Street, Merricks Beach, Vic 3926**

woodards 

**House For Sale**

Thursday, 30 May 2024

34 Spray Street, Merricks Beach, Vic 3926

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 971 m2**

**Type: House**



Darren Sadler  
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## **Deadline Private Sale 17/7/24**

A long-held and much-adored Merricks Beach gem on the market for the first time in over 70 years. Embodying the relaxed lifestyle and authenticity of its coveted location, this refined and elegant home is just a short walk from beautiful Merricks Beach and the Merricks Yacht Club. It is also conveniently close to all local amenities, including the iconic Merricks General Store and Port Phillip Estate. This home, brimming with character and charm, features 3 bedrooms, 2 bathrooms, and a 3-car garage. Amenities include a spa, split system heating, ceiling fans, hydronic heating, solar panels and an outdoor covered alfresco area. The main bedroom boasts a walk-in robe and an ensuite/laundry with a trough and dryer. The washing machine is discreetly located in a cupboard near the shower room and separate toilet. A small corridor connects the bedroom to the shower room and toilet, with a wardrobe door that slides to reveal this area. Situated on a 972 sqm block, the property also offers an outdoor BBQ area. Additionally, the rear 3-car garage includes a studio and a spa room, providing extra space and functionality. One bay of the garage is built in to house the spa area. Adjacent to the garage, a studio workshop features a stunning seascape lead light window spanning its full length. This unique property is a true Merricks Beach treasure, waiting to welcome its next loving owner.