

36 Fawkner Avenue, Blairgowrie, Vic 3942

House For Sale

Thursday, 22 February 2024

36 Fawkner Avenue, Blairgowrie, Vic 3942

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 1173 m2

Type: House



Mark Purves
0419335755



Alex Dimsey
0404494828

Private Sale | \$3,250,000 - \$3,550,000

Elevate your lifestyle to new heights with this unparalleled coastal retreat, offering unobstructed panoramic views from every vantage point across both levels from its exclusive hillside position. Relish the embrace of natural light throughout the day, courtesy of its true north orientation, love the north-south tennis court and revel in the history of a family legacy spanning over four decades, with dual frontages providing effortless access to the nearby shoreline from Blairgowrie Ave. Located within a quiet slip lane accessed by only one other neighbour, the home's discreet entrance affords a private and relaxed ambience, emphasised by the versatility of its unique floor plan. Two self-contained levels provide an exceptional large-scale floor plan for families or a fantastic investment option, with single-level ease offered by the entry-level, where breathtaking views are part of your daily life. Timeless elegance flows through the formal living and dining room before culminating in the ultimate entertainer's deck and open-plan living/dining domain, backdropped by extraordinary sunsets, city lights and glistening waters of the bay. A well-appointed solid timber kitchen with stone benchtops caters to every need, whilst two generous robed bedrooms boast ensuites, including the main bedroom with access to the broad, decked balcony. Below, four additional bedrooms, two bathrooms and rumpus room encircle a guest-friendly kitchenette, accessible via a separate entrance through the rear carport—perfect for added privacy. The carport provides ample space for a boat and multiple vehicles with convenient high clearance, whilst the sundeck offers the ideal spot to capture the breeze while watching the kids play all day long on the mod-grass tennis court. Complete with a slow wood combustion heater and excellent storage - it's an idyllic escape just 320m from Blairgowrie Marina and Yacht Squadron, the beach and moments from the village. Land size: 1,173sqm approx. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.