

38 Cockle Crescent, Point Lonsdale, Vic 3225

Sold House

Thursday, 10 August 2023

38 Cockle Crescent, Point Lonsdale, Vic 3225

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Ben Roberts
0352543100



Lee Martin
0352973888

\$1,430,000

The Feel: Distinct by design and breathtaking by appearance, this custom-designed Michael Higgins home is positioned to maximise space, sunshine, and energy. Single level accessibility, contemporary design and close proximity to the beautiful Point Estate lake will draw broad appeal. Seamless flow to the deck extends the footprint for entertaining, set in a haven of landscaped tropical-inspired gardens with a pizza oven. Every element of the home is thoughtfully designed to improve your sense of wellbeing, from the sublime 'bathing room', to luxe surfaces, passive solar benefits and garden views from every aspect of the home.

The Facts: -Situated in the beautiful Point Estate in the lakes precinct, close to parkland & water-Palpable sense of effortless ease creates a relaxed, calming, and dynamic setting -Custom architectural design by respected team at 'Michael Higgins Building Design'-Open plan living, kitchen, dining converges with sunny entertainer's deck & bespoke pizza oven-Spotted Gum deck to the 'outdoor room' extends the sense of space with glorious north sun -Stunning sheer drapes diffuse the light under soaring raked ceiling -Every window frames greenery outlooks & brings the outside in -Central kitchen boasts a backdrop of panoramic vertical garden -Stone island bench, stainless steel appliances, beautiful cabinetry & walk-in pantry -Well-considered lighting plan transforms the mood throughout the home -Versatile 2nd living space/rumpus/study with built-in desk & cosy window seat-Privately positioned Master bedroom with Tas Oak feature wall, A/C, WIR & sophisticated ensuite-Parents enjoy a sliding door to private enclave garden setting-2 additional bedrooms, each with ceiling fans & fully fitted built-in robes-Elegant shower room with in-situ shower, stone vanity & WC-'Bathing room' with inbuilt speakers & bathtub offers occupants a complete sensory experience -Classic penny round tiles feature in all wet areas & walk-in pantry, to great effect-Luxe finishes: Brodware brushed brass tapware, stone bench tops, bespoke timber detailing -6-star rating; maximum thermal efficiency & passive solar benefits -Burnished concrete floors, double-glazed windows & crossflow ventilation -Integrated split system A/C to main living & master bedroom-Hydronic heating & ceiling fans throughout-Landscaped easy care garden haven features privacy-enhancing varieties & built-in seating-Passionfruit, olive & fig trees complement magnolias & full canopy of ornamental grapes-Cypress clad double RC garage with internal/rear yard access -Other notable features include a water tank & hot/cold outdoor shower -15 minutes' walk to school & Front Beach, less than 5mins drive to main st shops

Owner Loves....
"Blurring the lines between indoor and outdoor garden realms, the sunlight shines through and casts everchanging light and patterns on interior surfaces. This play of light energises every pocket of our idyllic site, with so many places to sit, relax, and chase the sun. At the end of every day, the bathing room is the best room in the house."*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.