

38 Seaview Drive, Apollo Bay, Vic 3233



House For Sale

Wednesday, 6 December 2023

38 Seaview Drive, Apollo Bay, Vic 3233

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Trish Goodlet
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Trisha O'Donnell

\$1,225,000

Step into a coastal oasis in Apollo Bay, where luxury, sustainability, and serenity converge in an architect-designed and meticulously crafted home. Built in 2020 by a respected local builder and covered under warranty, this residence embodies a harmonious blend of modern comfort and environmental consciousness. Spread across two levels, the residence offers a spacious layout with 65sqm on the ground floor, a 34sqm garage, and an expansive 95sqm second level. Positioned to capture the ocean view, this home is bathed in natural light and promotes thermal and acoustic comfort and seamless airflow. From the moment you enter, a light and welcoming ambience greets you, leading your gaze through to the green rear garden. High ceilings throughout, together with a raked ceiling and highlight windows in the living area, create an open, light-filled atmosphere, complementing the neutral colour scheme. High-quality fittings are featured throughout. The exterior boasts a sturdy construction with a concrete slab and stumps, a combination of durable Colorbond and engineered cement cladding, and a Colorbond roof. Additionally, it offers attractive native gardens, front and rear spotted-gum decks, a large garage to secure one car, a garden shed and pleasing views of the nearby harbour. Inside, luxurious details abound with Vic Ash boards, plush carpeting, high-quality drapes/Roman blinds and elegant tiles. The home is equipped with double-glazed aluminium framed windows, high-end insulation, and a range of climate-control options, including reverse cycle heating/cooling, an efficient and stylish Nectre wood heater, electric panel heaters and ceiling fans. The kitchen is a delight, featuring a Bosch dishwasher, stone benchtops, generous high-quality cabinetry including pantry, a Bosch oven, and a Miele induction cooktop. The energy efficiency credentials of the home begin with the design and orientation and are extended through the fittings including the heat pump hot water system, 19 solar panels generating 6kW, a 13kW Tesla battery, and rainwater tanks. Positioned adjacent to a reserve and offering secure views to the sea, the harbour and the Otway forest, this home exemplifies a sought-after coastal lifestyle. Sitting between the ocean and the foothills, it's a mere 5-minute stroll to the beach and a leisurely 15-minute walk to town. Reflecting on their time here, the vendors emphasise their experience of the comfort and joys in this cherished family home. They highlight its closeness to nature, the expansive views, and the peaceful life in the friendly neighbourhood. Experience the pleasures of coastal living and sustainable luxury in this exceptional Apollo Bay residence.

GOODLIFE HIGHLIGHTS

- Sustainable home with 19 solar panels generating 6kW, a 13kW Tesla battery
- Outstanding design, solar passive
- Sensational view, with no chance of being built out
- Double glazed, reverse air con with heat pump and Nectre wood fire
- Rainwater tank
- Near new, low maintenance