

**38b McMillan Street, Anglesea, Vic 3230**

**House For Sale**

Wednesday, 12 June 2024

38b McMillan Street, Anglesea, Vic 3230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,630,000 - \$1,690,000**

Sophisticated Property in Prime Position There are some properties that have a certain intangible quality, one where every considered detail culminates to an overall package of perfection. This home has taken its architectural design elements and spirit from sophisticated coastal homes that are often seen throughout famous coastlines of New England including Martha's Vineyard, Rhode Island and the Hamptons in New York. In a market where buyers are seeking a newly renovated and completely re-built homes, there is not one thing that needs to be done to this property. Quality fixtures and fittings, sitting in a colour palette that threads and connects each room, instilling a feeling of calmness and comfort from the moment you open the front gate. The inspiration and selections of materials and tones has been drawn from the environment of both bush and coastal, and incorporates timber, stone, metal, brick and ceramic all blending in harmony. A cottage style that has an abundance of key features, starting with a beautiful, elevated north facing welcoming deck, a lovely entry and conversation sitting zone. The elevation here highlights the treetops in the foreground. You will notice the light fittings both externally and internally that set a sweet tone, such simple touches that add character & charm. The entrance of the house highlights the hardwood floors that are throughout and instantly offer a base of warmth. Off the wide entrance hall, the main bedroom is situated at the front and captures the light through the windows, the roman blinds block out the sun for the warmer months. Custom built in robes are as they should be, right to the ceiling, with soft closing drawers and plenty of hanging space. There is a ceiling fan and split system for heating & cooling. The ensuite has floating cabinetry with special soft sensor lighting, a detail that is thoughtful. The shower niche luxuriously wall length, is in both bathrooms and has plenty of space for all your favourite products. Champagne brass hardware, including shower heads and tapware are a feature, along with the combination neutral tiles. The main bathroom carries through the stunning tiles, recessed niche, hardware and colour scheme, which is located off the hallway for convenience and privacy for residents and guests. A generous European laundry is also located off the hallway and well set back, plenty of cupboard space and no cost spared to ensure the quality tiles and cabinetry are continued here. There are two further bedrooms, both have the floor to ceiling custom built robes and ceiling fan with lighting for easy living. Meandering through the house, the kitchen overlooks the back garden through the shutters and has a central farmhouse ceramic sink and stone benchtops. Excellent carpentry with clever space saving cupboards and shelving. High quality appliances, including Bosch dishwasher, cook top and oven. Just off the kitchen is the open dining and living room, the feature limestone fireplace that continues all the way to the roofline is an absolute highlight of the house. The elevated ceiling height adds a sense of space whilst also being cosy. The living room has gorgeous double doors that open right up to the decking and brings the entire home back to the beginning, offering a flow of entertaining with indoor and outdoor living. A pelmet with recessed lighting shines a warm light on the sheer linen curtains and offers an ambience to the entire room space. There is a split system for heating and cooling in this room. The house is fully fenced with a landscaped garden and just enough grass to compliment the natural brick garden beds. A fire pit space sits perfectly in the front offering a private place to take in the stars and converse with the sound of a crashing wave not far away. There is an outdoor hot and cold shower for rinsing off after a beach visit, which is located only a few blocks away. A huge lock up garage can not only keep your cars off the street but enough room for storage racks, workshop or those extra toys you might like to have. To top off this very special Cape Cod home, its positioned in a highly sought-after pocket of Anglesea that offers walking distance to everything, including main beach, river, cafes, shops, restaurants, walking tracks and amenities. Private inspection can be arranged outside of advertised open times. Contact – Kellie Saddington on 0413 650 227 or [kellie@soulfulliving.com.au](mailto:kellie@soulfulliving.com.au)