

# 45 Grieve Avenue, Indented Head, Vic 3223

## House For Sale

Tuesday, 6 February 2024

45 Grieve Avenue, Indented Head, Vic 3223

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 420 m2

Type: House



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**\$895,000-\$970,000**

The Feel:With an uplifting sense of tranquillity serving as the backdrop to daily life, this seaside beauty captures the spirit of living by the water with its bright and breezy feel, indoor-outdoor flow, and contemporary coastal aesthetic. Staged over 2 free-flowing levels, the home's effortless interiors reveal 3 bedrooms, a choice of living areas, and a deluxe alfresco zone that drinks in the dreamy coastal ambience. Set in the peaceful hamlet of Indented Head and guaranteeing a quiet environment to come home to, this immaculately presented residence is equally suited as a permanent home for families or downsizers, or an idyllic and secure holiday escape.

The Facts:-Immaculately presented 3-bedroom, 3-bathroom home, sitting in perfect harmony with its tranquil coastal environs-A perfect synergy of function, flexibility & contemporary style sets the tone for relaxed seaside living-A choice of 3 living zones caters to family togetherness or private retreat in equal measure-The social heart of the home is the open plan hub, flowing effortlessly to the undercover alfresco zone-Flawless island kitchen complete with stone benchtops, European appliances & designated coffee station-Enjoy effortless entertaining from your expansive alfresco zone, complete with outdoor stone kitchen-A sitting room provides a quiet space to unwind, while also offering flexibility to function as a spacious home office-Bedrooms are zoned to the upper level, flanking a central retreat that's ideal for kids-Main bedroom offers private sanctuary, inclusive of WIR, ensuite & elevated balcony-2 additional bedrooms, both with BIRs, served by a full family bathroom-Continuing the fabulous functionality, a 3rd bathroom services the lower level-A crisp interior palette adds to the fresh coastal feel-DLUG with built-in work bench + pull-through access to a rear carport that's perfect for storing the boat-Central heating & refrigerated cooling maintain year-round comfort-Full double glazing & high-quality insulation further enhance the home's performance-There's room to stretch out in the level, fully fenced back yard, bathed in beautiful sunshine-Security cameras, alarm system & automatic watering system ensure secure lock-and-leave capability-Additional features include double roller blinds, video intercom, Category 6 cabling & pre-wiring for solar electricity-This impressive home holds immense appeal for families, downsizers & weekenders in a locale known for its quiet serenity-Experience an easy, breezy lifestyle just 450m to the foreshore, Yacht Club & scenic walking trails-Access to Portarlinton (8mins) & St Leonards (6mins) for everyday essentials

The Owner Loves...."We love the quiet and relaxed lifestyle, where every day delights in absolute serenity. No matter how hectic your day has been, as soon as you arrive home, you're met with an instant sense of calm."\*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 inquiries 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.