

**48 The Promenade Promenade, Somers, Vic 3927**

**PATON** Estate Agents

**House For Sale**

Friday, 14 June 2024

48 The Promenade Promenade, Somers, Vic 3927

**Bedrooms: 6**

**Bathrooms: 3**

**Area: 1136 m2**

**Type: House**



John Hanna



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**\$4,500,000 to \$4,750,000**

Spectacularly situated directly adjacent to the foreshore and literally metres to the glassy waters of Somers Beach, this seaside hideaway with a sprawling six bedroom home and mod grass tennis court is backdropped by the gentle sound of the waves and views across Western Port Bay. Separated from the beach only by the native vegetation of the foreshore reserve, the deceptively humble beach house opens to a surprisingly expansive interior with a soaring timber lined cathedral ceiling, timber flooring, a free-flowing split level design and a selection of three spacious living zones, including a rumpus in the children's wing with external bifold glass doors. The beautifully contemporised kitchen with stone benchtops is fitted with a fleet of quality appliances, including a Bosch oven, induction cooktop and a Miele dishwasher, while the overhanging Nordic pendant chandelier is a work of art unto itself. Vast banks of sliding glass doors open to front of rear decks. Celebrating beachfront living amid subdued coastal breezes, the alfresco spaces provide a choice of settings to enjoy, from blissful brunches to after beach barbecues overlooking the foreshore or tennis court. Two fully modernised bathrooms with floor to ceiling tile, frameless rainshowers and brushed brass hardware service the six bedrooms, while the master with retreat at the apex spills out to a balcony gazing out across the bay and coastline to Phillip Island. Absolutely move in ready for laidback weekend getaways, a savvy eye will also spot the potential to completely reimagine the site into a jaw dropped beachfront residence with further yet expanded views across Western Port Bay (STCA). Moments to the iconic General Store, the yacht club and primary school, and a short drive to bustling Balnarring village, the major shopping of Hastings, surf breaks and wineries, the property includes an open fireplace in a floor to ceiling brick surround, split system air-conditioning and off street parking. A once in the lifetime opportunity to secure a serene slice of paradise with an absolute beachfront address, this coastal property awaits unforgettable getaways for years to come or your visionary future dream.