

5 Janvrin Road, St Leonards, Vic 3223

Sold House

Monday, 12 February 2024

5 Janvrin Road, St Leonards, Vic 3223

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 657 m2

Type: House



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\$1,315,000

The Feel: Perfectly balancing space and functionality with low-maintenance living and passive design principles, this outstanding 3-bedroom plus study home is a feature-laden sanctuary situated in a tranquil seaside pocket on the doorstep of the Edwards Point Reserve. Architecturally designed and enhanced by the quality of a builder's own home, this coastal haven places family harmony at its heart and elegant finishes as its focus across a free-flowing single level. Light-filled, streamlined interiors, northern orientation, and fluid indoor-outdoor living create a laid-back ambience amid superb spaces that are just as suited for relaxing as they are for large-scale entertaining.

The Facts: -Contemporary family home unveiling an enviable lifestyle of space, style & comfort-Tucked away in a quiet, family-friendly enclave surrounded by leafy vegetation & the sounds of birdsong-A generous light-filled floorplan features distinct zones for work, rest & play-An uplifting sense of space & light prevails through the expansive open-plan living hub, with soaring raked ceiling, highlight windows & north-east orientation-This central space seamlessly connects via sliding doors to a large alfresco deck, the perfect spot to gather for sunset drinks-Liveable luxury underpins the gourmet kitchen equipped with shaker style cabinetry, ample storage & thick stone benchtops -Quality Smeg appliances include double wall ovens, 5-burner cooktop, integrated dishwasher & built-in microwave-A fitted home office extends off the living hub, providing an ideal work from home space-Separately zoned sitting room with built-in window seating provides a space for private recreation-Tucked down their own wing, 3 robed bedrooms are impressively proportioned-The master offers a walk-in robe and double vanity ensuite, while a serene palette harmonises with the winter wattle outside your window-Pristine family bathroom with deep freestanding tub & separate powder room-Family sized laundry with an abundance of storage space + overhead drying racks-Streamlined interiors take their cues from the home's natural surrounds with finishes including polished concrete flooring, cedar window frames, stone benchtops & Silvertop Ash exterior detailing-An enclosed barbecue kitchen is dedicated to year-round alfresco dining, complete with bench seating, overhead heating, ceiling fan & servery window-Designed for seasonal comfort with hydronic heating, solar passive principles, full insulation, ceiling fans & double-glazed windows-3kW solar energy + over 4000L of rainwater storage for enhanced environmental credentials-A 6-camera security system & CrimSafe doors provide added peace of mind-Hard-wired surround sound system to interior & alfresco-Secure double garage with built-in storage & convenient pull-through access for the boat or caravan-A freestanding studio, currently used as a home gym, offers flexibility for overflow living or secure storage for additional vehicles-Outdoors are low on maintenance with no-mow gardens + raised beds & garden shed-Enjoy all the benefits of living in the tightly held Lower Bluff area, including opportunity for membership to the St Leonards Yacht Club & private boat ramp access-Easy walks to stunning family-friendly beaches & picturesque, nature-filled walking tracks-The ultimate home for families seeking a sophisticated & relaxed coastal lifestyle, while lock-and-leave functionality is also ideally suited to holiday makers

The Owner Loves...*"We are in a very serene spot here; that native vista, pelicans sighted mid-flight, a quiet sunset. This truly is an abode of creature comforts and luxe touches, neighboured by nature."*

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