

# 5 Marginata Close, Inverloch, Vic 3996

## Sold House

Friday, 8 September 2023



5 Marginata Close, Inverloch, Vic 3996

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Marni Lee Redmond  
0356741111



Monique Sproson  
0473011069

## Contact agent

The property is positioned in a highly desirable area in the Surf Beach Estate very close to the popular and patrolled Surf Beach and within easy reach of the centre of town via delightful paths or a short drive. The contemporary and cleverly designed property sits comfortably on a generous allotment and has the benefit of passive solar principles including a northerly orientation, double glazing, strong thermal mass and comprehensive insulation delivering a 7+ star energy rating. The level access home sits within a delightful established, low maintenance native garden setting with productive planting and plenty of space for children and dogs to play in a secure environment. On entry, the layout reveals a flexible and intelligent floor plan with a brilliant division between the social and private spaces. An expansive hall with stunning polished concrete floors is a welcoming introduction. The generous main suite is situated immediately to the right and features walk in robe and smart en-suite facilities. Further into the home, the floor plan unfolds to a spacious living room with a large cosy gas log fire, home office, dining and sensational kitchen. The kitchen is well appointed with walk in pantry, 900 mm gas cooktop, electric oven, dishwasher and huge central island bench. The luminous and welcoming space showcases expansive glazing to the east and north drawing in the sunlight and creating verdant visuals links into the gardens and beyond. The open plan is perfect for entertaining with family or guests and flows easily to the sheltered sunny deck which features an outdoor kitchen, refrigerator and barbeque; ideal for alfresco dining at any time of the year. A separate wing incorporates three bedrooms and a much sought after second living room with access to outside. This room enjoys a serene outlook over the garden and out to the rural pastures to the north and is the place to be during the cooler winter months with the light streaming through the large windows and heating up the room! The bedrooms are all spacious and have terrific built-in robes and are serviced by a family bathroom, separate toilet and laundry with external access. Outside a hot and cold shower extends the amenities whilst the storage for wetsuits, surfboards and other toys is more than adequate with racks inside the garage as well as outside. Other features include several skylights throughout the home bringing light into every space. The home enjoys a tasteful palette and relaxed yet stylish presentation throughout. There is additional space at front of the property to park a trailer or caravan on site whilst a large double garage with internal access completes the profile of this wonderful home which offers a comfortable and relaxed coastal family lifestyle. The property would be ideally suited as a permanent home, weekend retreat or brilliant investment. House: 226 sqm (plus garage & decks) Land: 765sqm