

51 Mots Beach Avenue, Marlo, Vic 3888

COAST TO
COUNTRY
REAL ESTATE

House For Sale

Monday, 20 May 2024

51 Mots Beach Avenue, Marlo, Vic 3888

Bedrooms: 4

Bathrooms: 4

Parkings: 8

Area: 4034 m2

Type: House



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\$1,098,000

When a builder builds a home for themselves you know it's going to be meticulously planned, well designed and constructed to a high standard. This home is no exception. Built by Cornwall Building, this home is less than four years young and represents a unique opportunity for a savvy buyer to make this quality property their own and enjoy it for many years to come. The home is positioned towards the front of the generous parcel of land which is over an acre in size (4034 m²). Enter the home through the solid front door, set into a reclaimed brick feature wall, to the main lounge. A matching brick feature wall is the centrepiece of the home and provides perfect contrast to the otherwise modern styling. There's plenty of natural light and room for a large lounge suite and television. A study nook on the side of the lounge provides a nice open plan space to work in. To the eastern side of the lounge is the entrance to the generous master bedroom, which is complete with ceiling fan, large walk-in robe and ensuite. The ensuite features a large vanity, walk-in shower and a partitioned toilet. This end of the home is a great sanctuary for the homeowner to enjoy their own space, even with family or guests staying in the home. The western wing of the home features three bedrooms, all with built in robes and fans, with the larger bedroom having its very own ensuite. A family bathroom complete with both bath and shower and a separate toilet service the other two bedrooms. At the rear of the home is a large kitchen and dining room which overlooks the rear and side gardens. The kitchen is designed with the Master Chef in the family in mind! There is an induction cooktop, electric oven and an island bench complete with double sink, breakfast bar and dishwasher. A walk-in pantry off the kitchen leads to a compact laundry with direct access outside. Accessible from sliding doors in the dining room or lounge is an Alfresco area at the rear, a great spot to enjoy a morning coffee or a cool drink in the evening. During the cooler months curl up around the open fire and enjoy a hot chocolate or a nice glass of red wine. The rear sliding doors from the alfresco open to a large hardwood deck, a great space for relaxing or entertaining. A fire pit just off the rear deck provides atmosphere and warmth during the cooler months. There is a lock up garage with direct access to the home via the lounge, perfect for additional storage and a single vehicle. A fully ducted reverse cycle air conditioner allows for a comfortable temperature throughout the home all year round whilst NBN, underground power and mains water are connected. What home would be complete without a large shed? The massive 16x12m (approx.) high-roof shed has been cleverly placed to the rear of the block to maximised space in the rear yard and provide easy access. There's plenty of room for all your must have toys here and it even has its own bathroom and toilet, perfect when friends come to visit and bring their caravan or camper. Back from the beach with sand all over place? No need to carry that inside...just use the outdoor shower on the side of the shed to wash that sand away! There are also rainwater storage tanks to the rear of the shed. The gardens have been designed to be low maintenance and there's plenty of room for the children, grandchildren or the pets to run around and explore. Approximately one hundred metres from the front gate you can access the walking track network through the Marlo State Forest or link up with the Snowy River Coastal Walk which provides access to MOTS Beach, an unspoilt surf beach near where the estuary meets the sea. Take the fishing rod and throw a line in the estuary for Bream or Flathead or fish the surf beaches for Salmon, Tailor and Gummy Shark. The famous Marlo Hotel, jetty and public boat ramp are all within walking distance. Marlo is perfect for water sports. The children will enjoy swimming in the estuary or a dip at one of the nearby surf beaches. Alternatively drop the boat or jet-ski in at one of the many local boat ramps for a bit of fishing, exploring, water-skiing or wakeboarding. You can even launch the big boat at the newly renovated Cape Conran boat ramp and head offshore to fish for a variety of deep-water species. For those that enjoy getting out and about on foot or by bike, there are plenty of great tracks and unspoilt beaches to explore. Marlo has its own primary school whilst Orbost is around a fifteen-minute drive where there is a P-12 College, two supermarkets, hospital, medical services and a variety of specialty shops. The major rural hub of Bairnsdale is a little over an hour away where there are all the major supermarkets, Bunnings, Kmart, Dan Murphys and a host of other specialty stores and industrial services. There's not really a lot to do here other than move in and enjoy. Buy with the security of knowing the home is still under builders' warranty insurance for (approximately) another four years. Please view our Virtual Tour online and contact Richard Ivey on 0401 113 310 to arrange your personal inspection. Inspections available seven days a week by prior appointment.