

# 54 Park Road, Sorrento, Vic 3943

## House For Sale

Friday, 5 January 2024

54 Park Road, Sorrento, Vic 3943

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2070 m2

Type: House



Nick Callander



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## By Appointment Only \$2,400,000 - \$2,600,000

Perched on the highest point of Sorrento, this property blends quiet seclusion with commanding views of the Bay. It is being offered for private sale for the first time in 40 years, making it a rare and exclusive opportunity that would suit a developer or builder looking for the upside of a clever makeover or complete build. At the end of the long, tree-lined drive, you'll find the existing home, a sound and solid brick construction - excellent foundations for a renovation. It comprises three bedrooms, two bathrooms, and an open-plan living area with floor-to-ceiling picture windows and sliding doors to the deck so you can enjoy 180° views of the Bay inside and out. Downstairs, there's the potential to add a second living space and fourth bedroom in the covered terrace. With 2070m<sup>2</sup> of land bordering Back Beach National Park and just moments' walk to the beach, this is a fantastic opportunity to re- imagine the property into a modern secluded sanctuary and become king of the hill in Sorrento.

- Elevated home on leafy 2070m<sup>2</sup> block backing onto the National Park
- Expansive views across the Bay from the deck, main bedroom, & lounge
- Long-held for 40 years, prime renovation development opportunity
- 3 beds + 2 baths + open plan living, dining, & kitchen area flowing to deck
- Option to add living area & bedroom downstairs; single garage + carport
- Lawn area at entry ideal as a dry stop for a boat, caravan, or shed (STCA)
- A moment's walk to the coast; five minutes to shops, school, front beach