

64 Beach Road, St Leonards, Vic 3223

Sold House

Thursday, 7 March 2024

64 Beach Road, St Leonards, Vic 3223

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



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\$872,500

The Feel: Blissfully blurring the lines between beach house and treehouse, this 4-bedroom haven immersed in verdant natural surrounds offers a slice of seaside paradise, just a few sandy footsteps to the sparkling shoreline of Port Phillip Bay. A sense of privacy and serenity flows into every corner of this multi-level home where a breezy open layout celebrates indoor-outdoor living, and expansive glazing captures the surrounding leafy vistas and ocean breezes. Complete with semi-self-contained guest accommodation on the lower level, it presents a perfect permanent home or easy-care holiday option, with the advantage of additional income potential.

The Facts: -Tranquil beachside retreat, nestled into a quiet cul de sac in St Leonards' exclusive Lower Bluff precinct -A gentle stroll from picturesque local walking trails and glistening foreshore -Serene surroundings will put you at ease from the moment you arrive -2-storey layout designed in harmony with nature & capturing a treed greenscape outlook -Open plan kitchen, living & dining area celebrates an indoor-outdoor lifestyle -North & south-facing alfresco decks create an extension of the living space, suitable for various weather conditions -Solid timber floors & expansive glazing maximise the connectivity with the surrounding environment -3 robed bedrooms are situated on this main level, serviced by a fully tiled bathroom -Semi-self-contained studio on the ground floor provides ideal overflow accommodation for teenagers or guests -With its own entry + bathroom/kitchenette, it also offers potential for short-term holiday letting -A 6.6kW solar electricity system significantly reduces traditional power consumption -Off-street parking options include a SLUG with workshop space + adjoining single carport -Gas heating & reverse cycle a/c maintain seasonal comfort -Low-maintenance garden with fire pit area, privately enclosed by established greenery -Raised vegetable beds & chicken coop enhance the laidback lifestyle on offer -Tightly-held location comes with options for exclusive membership to the St Leonards Yacht Club & private boat ramp access -Recreational activities are on your doorstep with the Edwards Point Wildlife Reserve (350m) and family-friendly foreshore (550m) -A perfect option for relaxed permanent living, a laidback weekender, or short-term holiday offering

The Owner Loves... "I love the feeling of living in your very own treehouse. There's a green aspect from every corner of the home which creates a wonderful sense of calm. Complemented by an incredibly tranquil position, it sets a serene lifestyle that would be difficult to find anywhere else."*

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