

# 7 Horwood Drive, Breamlea, Vic 3227

## House For Sale

Saturday, 21 October 2023

7 Horwood Drive, Breamlea, Vic 3227

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 810 m2

Type: House



Peta Walter  
0439354362



Levi Turner  
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**\$2,025,000-\$2,225,000**

The Feel: Tucked amidst the dunes of Breamlea, with paths weaving through ti-trees leading straight to the beach, discover a beach house that celebrates nature, sustainability, and architectural brilliance. Set over three levels, this tranquil retreat boasts features curated over years of research, echoing both design elegance and environmental consciousness. 7 Horwood Drive offers more than just a home—it offers a lifestyle immersed in coastal beauty and green living. The passive solar design bathes interiors in abundant natural light, with 180' panoramic views that bear witness to both sunrises and sunsets, and the mesmerising night lights of Geelong. Additional features like a detached studio, vast garage, workshop and studio space add to the home's appeal, while the home's energy-efficient features contribute to a quality of life that's nothing short of awe-inspiring.

The Facts: -Rare opportunity to buy in Breamlea - the most secluded of seaside resorts along this coast-Front row north position delivers all day sunshine, scenic views, & infinite sense of space -Thoughtfully & consciously renovated home - a beacon of eco-conscious living in Breamlea-Three-tiered beach house, with a detached 1 bedroom studio & refreshing outdoor shower-No neighbours at the rear to separate this property from the beach; winding paths lead to the water's edge-Lower level houses a comprehensive double garage, workshop, home office & additional WC-Middle level features open plan living/dining with wood burning stove & seamless connection to full-length balcony-Well-appointed kitchen with Miele dual ovens, stone benchtops & breathtaking views-Two generous bedrooms with robes, one with access to east deck -Brilliant 'wow factor' bathroom with 2m round window looking out onto ti-tree landscape -Top-level dedicated to the master suite with ensuite, lounge, & balcony with infinity views overlooking wetlands-Sustainable features: 21,000L water tank, Sanden heat pump hot water, 6.6 kW Zerversolar panels-Health-focused: Wool carpets, low VOC paints, & double-glazed windows for consistent ambient temperatures-Winters are greeted with passive heating, while summers benefit from the cooling wetland & ocean breezes-Split system air conditioners provide year-round climate comfort-Unique sewage connection to the Black Rock sewerage plant, protecting the sensitive natural wetlands environment-Walk along the beach, canoe on Thompson's Creek, stroll to reserves, SLSC, General Store & Post Office-Discover the coastal allure of a family beach house that embodies the spirit of seaside living-Recognised by Geelong Sustainability Group as an eco friendly exemplary home, [https://www.geelongsustainability.org.au/shd2023/breamlea/The Owner Loves...](https://www.geelongsustainability.org.au/shd2023/breamlea/The%20Owner%20Loves...)"This home transcends typical living—it's an experience. The combination of passive solar design and our proximity to the wetlands and ocean creates a natural thermostat, maintaining perfect temperatures. Every morning, we're greeted by the sun's rays and the symphony of water birds from the wetlands. Our years of research and dedication to sustainability have culminated in this residence, which is more than just a house—it's a testament to a harmonious, eco-conscious lifestyle."\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.