

8 Pearl Bay Passage, St Leonards, Vic 3223

House For Sale

Friday, 24 May 2024

8 Pearl Bay Passage, St Leonards, Vic 3223

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 789 m2

Type: House



Lee Martin
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Andrew Kibbis
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\$930,000-\$1,000,000

The Feel: Cherished and lovingly maintained by its original owners for over 18 years, this immaculate three-bedroom residence offers exciting appeal for growing families and downsizers alike, in a peaceful and established seaside enclave. Pristine interiors blend family warmth and modern appointments, including an updated stone kitchen, while the serene outdoor setting invites everyday relaxation and effortless entertaining. Picture perfect and positioned to please, the property presents as a true lifestyle haven, a mere 5-minute walk to the boat ramp and sparkling foreshore.

The Facts: - Instantly appealing 3-bedroom, 2-bathroom home in a sought-after seaside pocket - First time presented to market, the single level home is perfectly poised for easy modern living - Exceptionally spacious, the open-plan kitchen, meals & family room is drenched in northern sunshine - Relax against the soothing glow of a gas log fire, as floating floors enhance the natural warmth - Updated pristine kitchen showcases waterfall stone benchtops & generous breakfast seating - Effortlessly cater to a crowd with Westinghouse cooking appliances + Bosch dishwasher - Seamless flow to a north-facing undercover deck with alfresco blinds enables outdoor enjoyment - Beautifully maintained gardens are framed by screening trees, ensuring wonderful peace & privacy - Three bedrooms are thoughtfully zoned, including main with WIR & ensuite - Second bedroom features BIR + ceiling fan, while the third offers flexibility to function as an extra living space - Main bathroom, separate WC & internal laundry with ample storage complete the internal floorplan - DLUG offers convenient access to the house & rear yard - Gas log fire, ducted heating & reverse cycle a/c maintain year-round comfort - Spanning a 789sqm (approx.) site, there's ample outdoor space for kids & four-legged friends - In an established, family-friendly neighbourhood, it's a quick walk to the foreshore & boat ramp - St Leonards township & picturesque walking trails of Edwards Point Nature Reserve are also just a short zip from home - Embrace a desirable coastal lifestyle from this peaceful pocket of the Bellarine

The Owner Loves... "We love the way the living area extends from indoors to out, with both spaces beautifully underpinned by the northern sunshine. The deck is a fabulous spot to sit back and relax - if the sun is out, we are out too."*

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