

# 81 Samphire Drive, Connewarre, Vic 3227

## Sold House

Tuesday, 15 August 2023

81 Samphire Drive, Connewarre, Vic 3227

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 901 m2

Type: House



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## Contact agent

The Feel: A mesmerising example of contemporary coastal design, nestled within the private and prestigious 13th Beach Estate, this 4-bedroom oasis sets a new standard in luxury beachside living. Brilliantly executed and presenting as-new, this builder's and designer's own residence boasts high-quality materials, custom finishes, fastidious attention to detail and fabulous indoor-outdoor integration to create a sensational lifestyle escape where relaxation and entertaining go hand in hand. Don't miss this opportunity to live a life of luxury and style in this chic seaside residence, and join the privileged few in one of the Bellarine's most exclusive locales.

The Facts: -Thoughtfully designed by Section Studio & meticulously executed by JRP Carpentry this stunning family home encapsulates the essence of beachside living at its very best. Prestigious setting within a sought-after gated community offers an exceptional lifestyle, surrounded by a golfing green & rolling rural vistas, and is an easy walk to the beach & 13th Beach Clubhouse. Just 6 months old & boasting uncompromising quality throughout, the 4-bedroom + study home provides an abundance of spaces perfect for entertaining or relaxing. Materials have been carefully selected to harmonise with the surrounding environment, including the eye-catching rammed earth & blackbutt timber batten façade. An earthy interior palette combines stone benchtops, rammed earth walls & limestone-like tiles with engineered oak flooring, timber veneer cabinetry & a two-way wood burning fireplace for natural warmth & ambience. Passively designed single level layout places communal areas to the centre of the home, wrapping around a plunge pool & alfresco zone. Awash with natural light, the expansive open plan kitchen, living & dining area is the social heart of the home, backdropped by a two-way fireplace & rammed earth feature wall. Floor-to-ceiling glazing opens the space onto north-facing outdoor living while spectacularly framing the scenic rural vista. An epicurean kitchen is a showpiece unto itself, fitted with butler's pantry & separate appliance pantry, plus a built-in bar area with zip tap for on-demand chilled sparkling or boiling water. Double Smeg ovens, professional grade PITT burners & Qasair rangehood, integrated Siemens dishwasher & integrated fridge/freezer take care of culinary requirements. Master bedroom suite is privately zoned for peace & privacy, where rammed earth feature walls & recessed lighting add to the understated elegance. Large WIR with timber veneer joinery & skylight for ambient lighting. Lavish ensuite comprises a double walk-in shower, floor-to-ceiling tiling, statement tiled vanity & separate WC. Ideal for respite & relaxation, a separate children's wing boasts three additional bedrooms, all with BIRs, serviced by a 2nd living room & family bathroom. Generous study provides an ideal space to work from home. Outdoor zones continue the extraordinary attention to detail, highlighted by a self-cleaning plunge pool with heating & cooling functionality. Adjoining undercover alfresco deck with outdoor kitchen is the perfect setting for evening relaxation as the sun sets over the surrounding gently undulating countryside. Outdoor hot & cold shower for rinsing off after a trip to the beach. High ceilings & square set plaster continue the clean lines & minimalist feel while enhancing the sense of space & light. Zoned ducted heating & cooling + underfloor heating to tiled areas acclimate the home throughout the seasons. Additional premium features include commercially framed double glazed windows & doors, engineered oak flooring to main traffic areas + luxe wool carpets to bedrooms, custom-made lighting, keyless entry/video intercom, double hung & louvre windows, curtain pelmets with recessed lighting & linen sheers. An abundance of off-street parking includes triple garage with fitted cabinetry & space for a golf cart. Rear roller door + side yard access provide additional parking for a trailer/extra vehicles. Low-maintenance gardens continue the seamless integration with the earthy interiors, featuring limestone boulders extracted from the site during the earthworks. Coveted court location is an easy 10-min walk to 13th Beach access track. Gateway to the Bellarine Peninsula, Barwon Heads Village & a choice of pristine beaches. Shops & amenities are all within a short drive, with easy access to Melbourne CBD via the freeway (90mins) and Geelong (20mins). The Owner Loves... "With a generous site we were able to create sunny, warm living spaces while protecting the pool and entertaining areas from the elements. I love that I can be pottering around in the kitchen, and see the kids splashing in the pool, the dog lying in the sun on the deck, and the cows chewing grass on the nearby hill." \*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 inquiries 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.