

**85 Latrobe Parade, Dromana, Vic 3936**

**KAY & BURTON**

**House For Sale**

Monday, 30 October 2023

85 Latrobe Parade, Dromana, Vic 3936

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1075 m2**

**Type: House**



Sasha Romensky  
0401903144



Meg Pell  
0403161105

**Private Sale | \$1,750,000 - \$1,925,000**

Borrowing a unique natural backdrop from the adjacent parkland, this classic picture of coastal grandeur boasts a distinguished clifftop setting with beautiful bay views, with the potential to enhance them further with an upward extension (STCA). The sloping site distinguishes its unique configuration, positioning three robed bedrooms on the upper floor, including a bay-facing main bedroom with a walk-in robe, ensuite and balcony access, wrapping around to its living and dining spaces around a traditional kitchen and a large laundry with scullery potential. A position above one of Port Phillip Bay's most picturesque foreshores breathes in the fresh bay air from its full-width verandah, set over a fireside downstairs rumpus with a bar, third bathroom, and internal access to the large garage/workshop. The conscious opening to the adjacent parkland invites a life of natural splendour just metres from the front door, linking with the beautiful gardens of Heronswood while creating a living art piece as beautiful as the picturesque bay scenes it frames. Renovate, extend, or restart with the build of your dreams (STCA) in a coveted and tightly-held bayside promenade within an easy walk of Dromana and McCrae townships, Seawinds Gardens, and easy Mornington Peninsula Freeway access.