

# 9 Noble Street, Anglesea, Vic 3230

## Sold House

Tuesday, 12 December 2023

9 Noble Street, Anglesea, Vic 3230

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 3138 m2**

**Type: House**



Kellie Saddington

**\$2,825,000**

Enjoy Now, Develop Later! There are very few properties in Anglesea or the entire coastline that have land size of this proportion, sitting just under an acre at approx 3138 sqm and orientated to the north. It's a spectacular and picturesque 'Country Estate'. The zoning in this pocket of Anglesea is minimum block size of 400 sqm, which demonstrates just how extraordinary this parcel of land is and particularly given the proximity to the heart of town! There is the potential for development of the site and opportunity to subdivide into multiple blocks / houses. (STCA) The entire site is idyllic and magical from the moment you step through the welcoming front gates, a lovely sandstone home, that is mainly all on one level, has generous rooms and spaces right throughout. The vast open plan back room is so spacious and bright, this sense of space is often sought and rarely found. The sunshine and light streams through the abundance of windows, providing instant warmth and draws you out to the back entertaining deck and gazebo to view the pristine park like setting. There are two bedrooms with built in robes located at the front of the house with a main bathroom which services the front section of the house. A formal dining room is accessed off the hallway and kitchen, this room can easily be used as a separate living room or study. The kitchen is well appointed with large island featuring stone bench tops, there are plenty of cupboards and such a luxury to have a private bar attached, making functions and social gatherings a joy. Another dining space, sitting area and living room offers wonderful flow from one zone to another. A laundry off this area, also has a large separate Powder Room, which is great for guests. The main bedroom is elevated and large, with windows that overlook the garden and treetops. With a walk-in robe and ensuite making this very comfortable. An additional bedroom on the lower level is expansive and again offers flexibility of use as it could very much be utilised as another living room given its size. A conveniently positioned ensuite and cupboards, plus sliding doors that lead to an outside deck and direct garden access. As you would expect from a property of this calibre, there is ample storage including a cellar, a double lock up garage, undercover car port and a separate garden shed. Extra features include security alarm, ducted heating, and ducted vacuum system. A wonderful, landscaped garden and perfectly manicured lawn, attracts an array of birds and wildlife and complete what is very much fairy-tale property. A very rare and special house and land and ideally positioned walking distance to the Anglesea River, Shopping village and Surf Beach. This is everything you could wish for in a Coastal & Regional property! Inspection by Private Appointment - Contact Kellie Saddington 0413 650 227  
kellie@soulfulliving.com.au