

# 96 Bayview Road, Balnarring Beach, Vic 3926

HOMES & ACREAGE

## House For Sale

Monday, 15 April 2024

96 Bayview Road, Balnarring Beach, Vic 3926

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1180 m2

Type: House



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**\$2,950,000 - \$3,200,000**

Juxtaposing breathtaking contemporary elegance against relaxed beachside living, this 11 Dimensions Architects-created home melds passive solar design with a suite of high-end finishes to deliver a dream coastal oasis in one of Western Port's most prized seaside enclaves. Less than 200m to the lapping shoreline of Merricks Beach, the streamlined and refined residence immediately soothes the soul with a focus on sustainability and indoor-outdoor unity. The three-bedroom plus study home offers an alluring visual dynamic with charred timber panelling, a geometric construction displaying depth and sophistication, and vast banks of double-glazed sliding glass throughout harnessing cross-ventilation. Beyond garden stepping stones beneath a vine-laced pergola, the interior reveals a free-flowing single-level layout with high ceilings, polished concrete floors and two stunning and well-separated living zones, each opening to alfresco spaces. In the heart, the culinary kitchen flaunts an Italian-stone-topped island with an integrated wine fridge, a 900mm black Smeg oven with a 6-burner gas cooktop and a Miele dishwasher, while multiple sets of colossal sliding glass doors open to a choice of laidback outdoor spaces, inviting afternoon charcuterie boards over a bottle of local wine after blissful days on the sand or out on the bay. The master suite enjoys its own access to the rear deck and landscaped coastal garden, along with a fitted walk-in robe and a penthouse-style ensuite with walk-in rainshower and a pampering soaker tub. A second bathroom with rainshower services the 2 additional bedrooms, while a home office with built-in desk, in-floor heating, airconditioning and a fireplace are among a suite of extras. Footsteps to the sand, 1.4km to Merricks Yacht Club, 1.8km to Tulum General Store and 5-minutes' drive to Balnarring village, this spellbinding home includes an alfresco shower, double carport and large utility room to stash the surfboards and wetsuits. Homes and Acreage is proud to be offering this property for sale – To arrange an inspection or for further information, please contact the office on 1300 077 557 or [office@homesacreage.com.au](mailto:office@homesacreage.com.au)

Features:

- Near-new architect-designed contemporary coastal home
- Less than 200m to foreshore
- 2 luxe living areas opening to decks
- Self-cleaning Smeg oven
- 6-burner gas cooktop
- Wine fridge
- Miele dishwasher
- Italian stone benchtops
- Home office with built-in desk & cabinetry
- Master with full ensuite & deck access
- Built-in padded reading nook & library shelving
- 2nd bathroom with rainshower & skylight
- Electric reverse-cycle cooling
- Hydronic slab floor heating
- Enclosed fireplace
- Ceiling fans throughout
- North facing & flooded in natural light
- Commercial framing
- Double-glazed windows
- Central alfresco-dining deck
- Alfresco shower
- Rear verandah-style deck
- Central alfresco courtyard
- Built-in firepit seating
- Circular concrete veggie beds
- Water tanks plumbed to grey water
- Landscaped coastal gardens with automated irrigation
- Double carport with utility room
- Electronic gated entry