

**1108 Arthurs Seat Road, Dromana, Vic 3936**



**House For Sale**

Saturday, 24 February 2024

**1108 Arthurs Seat Road, Dromana, Vic 3936**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 890 m2**

**Type: House**



Geoff Oxford  
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Damian Flatz  
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## **\$1,000,000 - \$1,100,000**

Gracing a prime allotment amidst the lush trees at the base of Arthurs Seat State Park, this secluded sanctuary offers a peaceful lifestyle within close walking proximity to the Dromana shops, restaurants, cafes, and stunning beaches. Positioned on an elevated 889m<sup>2</sup> (approx.) plot of land, this two-story home seamlessly blends beach house charm with modern elegance, boasting views of Port Phillip Bay and Mount Martha framed by the surrounding trees. The upper level features a living/dining area, a kitchen with Smeg appliances, and a sun filled balcony perfect for entertaining guests amidst glorious scenery. Three bedrooms with built-in robes and a coastal-inspired bathroom with a spa bath are also located on this level. The ground floor hosts a peacefully positioned fourth bedroom with the luxury of a walk-in robe, and private access to the garden. This level also houses a second bathroom and a cozy living room with gas log fire. The stunning rear garden offers a serene retreat set amongst beautiful natives, with a spacious garden shed, and room for a potential pool. With breathtaking views from every room, split-system heating/cooling, beautiful timber floors, full laundry, and a single garage with plenty of additional off-street parking, this stylish property has everything to offer. State Parks and renowned Wineries together with proximity to beaches, make this a beautiful home in a prized location.