

# 196 Fellows Road, Point Lonsdale, Vic 3225



## House For Sale

Saturday, 29 June 2024

196 Fellows Road, Point Lonsdale, Vic 3225

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 658 m2

Type: House



Anna Fletcher  
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Charles Caldwell  
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**\$950,000 - \$1,040,000**

Offering a blissful setting for family beach escapes or permanent lifestyle living, this long-held beach house is brimming with classic coastal vibes and unmatched potential for contemporary enhancement in one of the Bellarine's most coveted seaside villages. Set on a 658sqm (approx.) corner allotment with desirable north-to-rear orientation, the two-storey home is introduced via a generous primary living zone offering a charm all of its own, with its high vaulted ceiling, timber wall panelling, and ambient open fire. A tidy, wraparound kitchen with wall oven, electric cooktop and dishwasher is perfectly functional, leading to a covered alfresco patio and low-maintenance back yard where you can enjoy relaxed family barbeques after a long day at the beach. A mezzanine level sitting room continues the considered family layout as an adjoining study with treetop outlook provides a relaxed environment to work. Three robed bedrooms including main with spa ensuite, family bathroom, reverse cycle a/c, ducted vacuum, double garage, plus gated access to a freestanding single garage/shed provide all the extras in this beachside beauty. The perfect no-fuss holiday hideaway or a peaceful seaside setting to enjoy all year round, the potential is obvious to capitalise on the wonderful position, mere moments to the village café scene, calm bay beaches, and renowned surf breaks. - Potential-packed family home, bursting with original charm - Rich in character with high vaulted ceiling and timber wall panelling- Family layout includes three bedrooms, a choice of living zones, plus a practical study- Open fireplace and recently installed reverse cycle a/c ensure seasonal comfort- Generous parking space includes DLUG and gated access to freestanding SLUG- Low-maintenance 658sqm (approx.) site with desirable north-to-rear orientation