

22 Royal Parade, Inverloch, Vic 3996

House For Sale

Wednesday, 24 April 2024



22 Royal Parade, Inverloch, Vic 3996

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Type: House



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\$1,100,000

The residence is situated in a coveted coastal area, moments from the surf beach, scenic walking paths and within easy reach of the town centre. Constructed in 2007, this solid brick home has been updated with modern features and offers level access, all set on a spacious corner allotment spanning approximately 816sqm. The home features a fantastic floor plan that is spacious, well-designed, and intelligent, offering multiple indoor and outdoor living areas to effortlessly accommodate the entire family. Upon entry, the eye-catching vinyl plank flooring, complemented by a fresh neutral color palette, adds an elegant touch to the home. The living area is luminous, benefiting from its north-facing aspect, and spacious enough to comfortably accommodate a family and guests. It ensures year-round comfort with ducted gas heating and reverse cycle cooling. Across from the living area is the main suite, featuring a ceiling fan, plush carpeting, walk-in robe, and ensuite bathroom for added convenience and luxury. A fantastic home office has been meticulously crafted, providing a functional workspace complete with built-in shelving, ensuring a productive work-from-home experience. The hallway effortlessly transitions into the open-plan kitchen and dining area, featuring an additional reverse cycle system for added comfort. Ample storage is provided, including a walk-in pantry, ensuring convenience and organisation. Equipped with a gas cooktop, electric oven, and dishwasher, the kitchen enables easy catering for guests, making entertaining a breeze. A well-designed undercover alfresco area, seamlessly connected to the kitchen, extends the entertainment space and can be enjoyed throughout the year, thanks to clear patio blinds. It's a space where cherished memories are made and celebrations are enjoyed to the fullest. The additional accommodation is discretely integrated into a separate wing, providing a peaceful retreat for children and guests, and can be easily closed off when not in use. In this area, you'll find three delightful bedrooms, each equipped with built-in robes, plush carpets, and ceiling fans in two rooms. Additionally, there's a fantastic study nook for quiet productivity. The family bathroom is complete with a bathtub, shower, and separate toilet, ensuring comfort and convenience for all. Plus, the recently renovated laundry is modern and functional, offering direct external access for added ease. A newly constructed Colourbond fence, complete with a dual electric gate system, encloses the rear yard, providing a safe and playful space for children and pets. The yard features existing fruit trees and a vegetable plot, with potential for further enhancement; there's even room to consider adding a pool. For storage needs, there's a double garage, a substantial shed measuring approximately 10x7 meters, and an additional high-clearance carport suitable for a caravan or boat, ensuring all equipment can be securely stored and easily accessed. Additional features include solar and security system. The home is perfect as a permanent residence, magnificent holiday house or an excellent investment for permanent or holiday leasing. House: 17sqm (plus alfresco, carport, garage and shed) Land: 816sqm