

**24A Melba Parade, Anglesea, VIC, 3230**

ROBYN DODD

**House For Sale**

Sunday, 8 September 2024

24A Melba Parade, Anglesea, VIC, 3230

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## Sophisticated coastal living

Inspection by appointment

Architecturally transformed, this two-level sanctuary seamlessly unites sophisticated coastal living with the untamed allure of its surroundings.

The Melba Parade clifftop setting, effortlessly combines understated style with the tranquil rhythm of beachside living, providing an idyllic retreat for those seeking a calmer lifestyle. This is Anglesea at its best...with uninterrupted sweeping vistas of Point Addis, Anglesea's spectacular sandstone cliffs to iconic Point Roadknight bay, reef and beach.

I look forward to showing you through...

Residence:

Impeccably appointed and transformed by Architecture Works – South Melbourne

Landscape architect - Sinatra Murphy

Manageable land holding of 680sqm

Striking Japanese charred timber Yakisugi cladding

AWS double glazed commercial windows and sliding doors forge a seamless connection between the interior and exterior, captivating the scenery at every turn

Urban oak engineered timber floor and stairs - EcoTimber

Feature lighting throughout

A mix of block out and sheer blinds in all rooms for enriched comfort

Plantation shutters enhance the westerly celestial windows

Brushed vintage antique brass door handles, bathroom tapware, shower heads and towel rails

Reverse cycle heating/cooling

Lower level:

Gallery foyer draws you into the modern coastal abode

3 bedrooms with deck access, built in robes and ceiling fans

Luxury bathroom with floor to ceiling tiles, Corian bench and integrated sink, timber vanity, double shower, powder room

Family living room with heating and cooling, access to rear yard

Laundry with floor to ceiling tiles, stone bench, ample cabinetry and walk in linen

Lock up single car garage with ample storage, internal and external access

B&D remote garage door - sectional panel

Upper level:

Light filled living room with cathedral ceilings, celestial windows, and the most spectacular ocean views... seamlessly flow to the magnificent oversize sundeck

Dine with friends while watching the Point Roadknight reef put on a spectacular display as the tide comes in and out

Entertainers kitchen is a masterpiece of modern design, with additional appliances to elevate your dining experience

Kitchen designed by Architecture Works, built and installed by E&C Joinery.

Natural stone benchtops and splash back

Smeg Portofino 90cm Induction Upright Cooker

2 fully integrated Aska dishwashers

2 Abey stainless steel undermount sinks one with 'Insinkerator' food waste disposal unit

Zip hydro tap with boiling water, chilled water and sparkling water

Integrated Fisher and Paykel fridge and freezer

Black timber veneer and vinyl wrapped white cabinetry, soft close drawers

Access to a broad deck featuring a convenient electric BBQ

2 main bedrooms upstairs with ensuite bathrooms

Front bedroom, ocean view with direct access to deck, built in robes

Ensuite 1 floor to ceiling tiles, Corian bench and integrated sink, timber vanity, shower, bath, toilet  
King size rear bedroom, built in robes, room for a home office or parent/guest retreat  
Ensuite 2 floor to ceiling tiles, Corian bench with double integrated sinks, double shower, toilet

**Yard:**

Exposed Aggregate parking bay and rear yard entertainment area  
Outdoor shower with hot and cold water  
Established trees and native garden with watering system  
Pathways through gardens are enhanced with Corten steel edging  
Powder coated metal balustrades  
Timber decking  
1kw solar – 6 panels  
Security alarm  
Access to under house for storage  
Water tank for gardens

**Lifestyle:**

Short stroll to Point Roadknight beach and its unspoiled shoreline  
Catch up with the locals at the Rusty Anchor  
Cliff top walks to Anglesea Surf Club and main beach  
Ideal as a permanent residence, or an indulgent weekend escape  
Walk, swim, surf, paddle, cycle or just rejuvenate