

**34 Western Parade, Point Leo, VIC, 3916**

**House For Sale**

Wednesday, 14 August 2024

34 Western Parade, Point Leo, VIC, 3916

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Blane Paton  
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John Hanna

## **Distinctive Seaside Living**

Relax, unwind and let your cares float away on the tide! Directly opposite the beach and foreshore reserve, this sprawling holiday home with huge wide entertaining balconies and a distinctive hexagonal design captures perfectly the essence of Pt Leo and its unique holiday lifestyle.

Moments from the surf lifesaving and boat clubs, the general store, only 75 minutes from the city and boasting glimpses of Western Port Bay, the home is spread across three levels including a 'lookout' sitting room on the top floor ideal for cosying up with a book, a large games room with adjoining bunkroom and bathroom at ground level perfect for kids, as well as the flowing main level with ample room for lounging and entertaining.

An open kitchen with timber benchtops and stainless steel appliances including a gas cooktop, oven and dishwasher easily handles summer entertaining and family meal times overlooking a generous living area with gas log fire and doors that open to the wraparound covered balcony facing the sea.

Also on the mid-level is a family bathroom and powder room, two more bedrooms, polished timber floors, raked ceiling and exposed beams.

The ultimate seachange in tightly held Western Parade, this is where location and lifestyle meet and live happily ever after with a backdrop of waves tumbling to the shore providing an unforgettable soundtrack.

Also features mains water and sewerage, loads of off-street parking and under house storage for paddle boards and beach toys.