

44 Flagstaff Drive, Portarlington, Vic 3223

House For Sale

Tuesday, 25 June 2024

44 Flagstaff Drive, Portarlington, Vic 3223

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 544 m2

Type: House



Andrew Kibbis
0352543100

\$860,000-\$910,000

The Feel: Instantly appealing with its peaceful tree-lined setting and modern elegance, this immaculate 3-bedroom residence provides the most idyllic seaside hideaway for growing families, empty nesters, and lifestyle lovers. Classic neutral tones and warm timber-look flooring work in tandem with bright and sunny interiors extending to impressive outdoor entertaining and beautifully manicured gardens to create a modern sanctuary vibe, as its whisper-quiet lifestyle setting is 3-minutes from the foreshore and vibrant heart of Portarlington Village.

The Facts: -Discover elegance & modern comfort in this well-appointed single-level residence-The perfect start for a young family or an outstanding opportunity for active retirees-Less than 5-years old, it is set within the peaceful surrounds of Arlington Rise Estate-The home exudes a welcoming ambience with its manicured gardens & generous interior proportions-The undisputed heart of the home is the expansive open-plan living hub flowing seamlessly to the undercover alfresco area-Well appointed kitchen couples modern form & function, with stone benchtops, 900mm oven, Bosch d/w & huge WIP-The huge, semi-enclosed alfresco terrace invites relaxed entertaining overlooking lush, established gardens-North-facing main bedroom complete with WIR & ensuite with oversized shower, single vanity & WC-2 additional generous bedrooms both include BIRs-Central family bathroom complete with built-in bath, shower & separate WC-Comfort is assured with ducted heating & evaporative cooling-A 6kW solar electricity system keeps energy costs to a minimum-Additional features include a large laundry, double roller blinds, garden shed, plus CrimSafe door & key-lock windows for enhanced security -Lush gardens have been intelligently designed to provide privacy & productivity, as well as space for children and pets-Ample room for parking with a DLUG + gated side access for a boat or trailer-Just a 3min drive from the bustling Portarlington village eateries & shops-The local foreshore beckons for seaside recreation or for an easy ferry ride to Melbourne -Families will appreciate proximity the primary school, playgrounds & local walking tracks

The Owner Loves...“This home delivers all the comfort and space expected of a much bigger house – it’s large where it needs to be, from the extended living room and oversized alfresco area to the fabulous cooking space and huge pantry. It’s a shining example of making best use of space.”

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