

**1/10 Griffiths Street, Port Fairy, Vic 3284**

**Harris + Wood**

**House For Sale**

Tuesday, 7 January 2025

1/10 Griffiths Street, Port Fairy, Vic 3284

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 519 m2**

**Type: House**



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**EOI closes Tuesday 28/01 at 12pm: \$5.5m - \$6m**

Nestled on one of Victoria's most coveted coastal streets, this exceptional property offers a unique blend of luxury and comfort, sprawling gracefully over three levels. With direct access to East Beach via a private path, this residence is a dream for beach lovers and those seeking a tranquil lifestyle. On the first floor is a master retreat that boasts a cozy sitting area and an ensuite bathroom, providing a perfect sanctuary for relaxation. Two additional generous bedrooms are complemented by an expansive family bathroom, showcasing a luxury hotel-style shower. A long deck overlooks the rear garden, making it an ideal space for enjoying the serene surroundings. Featuring a spacious open-plan kitchen and living area, it offers views of East Beach, perfect for family gatherings or entertaining guests. Two private decks provide additional outdoor spaces to unwind and entertain, one allowing for 12 seated guests and the other for more informal gatherings. This outdoor space also contains an external shower. Ascend to the top level via a generous 4-person lift, where two living spaces are flooded with natural light and stunning 360 views across Port Fairy Bay and the Moyne River. The layout includes a private office or study space adding to the functionality of this home, making it perfect for remote work or quiet study time. A generous private master bedroom awaits, featuring a spacious wrap-around walk-in robe with direct access to the ensuite in addition to a separate powder room. The kitchen is designed with functionality and the backdrop in mind, offering breathtaking views over the beach and across to the iconic lighthouse. A side deck, equipped with stacked doors, seamlessly blends indoor and outdoor living, allowing you to enjoy the coastal breeze at any time of day. The lower level features a double garage and a convenient storage/workshop area, complete with a toilet and inbuilt fresh rainwater tanks. Experience the beauty and elegance of 1/10 Griffiths Street, Port Fairy, a feature property in Architects Review, where renowned architect Farnan Findlay has thoughtfully crafted every detail to provide an unparalleled living experience.