

**12 Bluff Avenue, Flinders, VIC, 3929**

**House For Sale**

Thursday, 28 November 2024



12 Bluff Avenue, Flinders, VIC, 3929

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Madeline Kennedy

## Country Seclusion meets Coastal Ease

Presiding over a premier position just one street from the sparkling Flinders shoreline, this extraordinary residence masterfully balances earthy design with a profound sense of natural coastal seclusion.

Appearing beyond a tree-lined driveway and half an acre (approx) of native gardens, the home unveils lofty interiors, Tasmanian oak flooring and generous proportions tailored for effortless family living and sophisticated entertaining. The kitchen features striking woodgrain-inspired cabinetry, a vast island bench with a breakfast bar, walk-in pantry, premium Smeg appliances and abundant storage options.

Encased in full-height glazing, the dining area offers an enchanting outlook to mature trees, while three distinct living zones cater to every stage of life. A sunlit northwest-facing deck extends from the living/dining room, creating the perfect alfresco setting, while the lounge invites moments of intimacy with an open fireplace radiating warmth and charm.

Upstairs the main suite occupies an idyllic sanctuary amid the treetops. A twin-vanity ensuite, a fitted walk-in robe and an adjoining living/retreat with balcony access deliver a peaceful private domain where the sound of waves and gentle sea breezes lull you into total relaxation. Three additional robed bedrooms share a spacious family bathroom and a separate WC.

Outside, lush lawns and low maintenance native gardens provide ample scope for further enhancement, with space to add a pool (STCA) if desired. Additional highlights include a secure two-car garage, substantial shed and rear access for recreational storage, with modern conveniences such as ducted heating, split-system cooling, external blinds, laundry and powder room.

Exclusively positioned on the fringe of Flinders Village's boutique shops, culinary delights, esteemed golf course and Yacht Club, this residence promises a lifestyle of coastal beauty and ease, offering enduring appeal as a permanent haven or a peaceful weekend retreat.

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.