

158 The Esplanade, Portarlington, VIC, 3223



House For Sale

Sunday, 18 August 2024

158 The Esplanade, Portarlington, VIC, 3223

Bedrooms: 4

Bathrooms: 3

Parkings: 10

Type: House



Josh McDonald
0401815374



Harley Lewis

Approx 3000m2 with Ocean Frontage!

Defined: Your own bayside sanctuary awaits you here at this unrivalled Esplanade address, on an opportunistic 2,968 sqm allotment (approx.). Sit back and relish in uninterrupted aquamarine outlooks, stretching as far as the eye can see across Port Phillip Bay and lulling you into a state of calm throughout the changing seasons.

The existing property consists of a gorgeous three bedroom beach house, infused with coastal character, natural light and recently renovated to adapt to modern life. Stunning water views infiltrate the charming interior, orientated to absorb all aspects of natural beauty from the kitchen, meals and living room. With the added convenience of the option to purchase the property fully furnished, this will assist with a seamless transition across several avenues. To the rear there is a stand alone two bedroom bungalow, and rear access allowing for private entry if required. Both dwellings are perfectly set up for seaside holidays, permanent living or income producing Airbnb opportunities (STCA).

Clever front placement of both dwellings leaves an abundance of vacant space with additional access off Mitchell Street. Potential is only limited by your imagination as to how you can utilise, and capitalise on this outstanding parcel of land (STCA). Stroll to the cosmopolitan township of Portarlington, catch the Ferry across to Melbourne or explore the award winning local wineries and restaurants of the Bellarine. An enviable lifestyle awaits you!

Considered:

Kitchen/Meals – Timber bench tops, classic white cabinetry, 600mm appliances, tile splash back, timber floorboards, split system air conditioning, beautiful bay views and direct undercover alfresco access.

Living – Large living area, timber flooring, stunning bay views, downlights, split system air conditioning, wood fire, ceiling fan and direct access to the undercover alfresco area.

Bedrooms 1 & 2 – Well sized bedrooms with built-in robes and ceiling fans.

Bunkroom – Oversized with immediate access to the rear deck and backyard. Ceiling fan and built-in robe.

Main Bathroom – Spacious sleek and newly renovated bathroom with freestanding bath, vanity & rain head shower. Separate toilet.

Outdoors – Front yard with priceless uninterrupted bay views, undercover alfresco and rear decking. Outdoor shower. Huge 2969 sqm (approx.) allotment with dual access. Garden shed. Fire pit area.

Close by facilities – Portarlington township, Port Phillip Ferry, Portarlington Primary School, Recreation Reserve, local Mussel farms, public transport and an abundance of wineries and restaurants. Direct Foreshore access.

Ideal for – Couples, investors, families, developers and entrepreneurs.

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