

32 Beach St, Queenscliff, VIC, 3225



House For Sale

Monday, 28 October 2024

32 Beach St, Queenscliff, VIC, 3225

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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Hidden Queenscliff Gem in Harbour-side Precinct

Embrace this lovely harbour-side treasure in the historical Fisherman's Flat precinct, an area with a colourful and rich history dating back to the 1860s. The convenient location boasts impressive proximity to the harbour, boat ramp, local cafes, restaurants & shops, golf course, sandy seashore and Princess Park Reserve. Beautifully designed to incorporate modern comforts, yet losing none of its old-world charm, this two-bedroom, double-fronted Victorian cottage is the kind of home one can truly adore.

Upon entry, the cosy lounge will surprise and delight, featuring a wood-burning heater nestled into the original-brick fireplace surrounded by an opulent rust-coloured wall finish. A square opening leads to the dining and kitchen area, where character-filled hardwood floors are contrasted by the modern kitchen. Elegant as well as practical, the kitchen showcases white timber cabinetry, stone benches and modern appliances, alongside a substantial pantry.

Currently encompassing two queen-sized bedrooms, each with sash windows and neutral textured carpet, serviced by a modern bathroom with walk-in shower, vanity and separate toilet. A Euro-style laundry is set within a mud-room area at the rear, with direct access to the rear deck and garden and detached lock-up garage/workshop beyond. Provisions were made by previous owners regarding a potential rear extension (STCA), with similar homes on the street providing shining examples of what can be done.

Glass doors open from the kitchen to reveal a wide, covered deck and lawn within a fully-fenced yard. Small touches such as thick plantings and a small privacy screen ensure quiet enjoyment of the property. ROW access via Bay Street provides versatility and flexibility.

An outstanding address, this home is at the very tip of the Bellarine Peninsula, an easy commute from Geelong and Melbourne but far enough away to make you feel like you're in a different world. Whether searching for a quaint coastal cottage for use as short-term rental accommodation, holiday home or permanent sea change, this whimsical residence embodies utter seaside enchantment.

- Character-filled Victorian 2-bed, 1-bath cottage
- Modern kitchen and bathroom; Euro-style laundry
- ROW access from Bay Street, with detached double garage
- Harbour-side location minutes from local cafes, restaurants and shops in central Queenscliff, golf course & parklands
- 150m to ocean, 33km to Geelong, 105km to Melbourne
- Provision for potential rear extension (STCA)