

**33 Marine Parade, Shoreham, VIC, 3916**



**House For Sale**

Saturday, 16 November 2024

33 Marine Parade, Shoreham, VIC, 3916

**Bedrooms: 4**

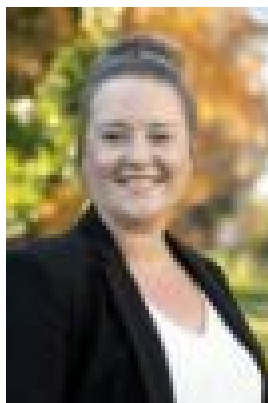
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Dominic Tallon  
0359793000



Carley Bridger  
0359793000

## Coastal Retreat

Welcome to your dream property at 33 Marine Parade, where coastal charm meets countryside tranquility. Nestled on a sprawling 3,764 sqm plot, this 4-bedroom house offers an unparalleled lifestyle, combining seaside living with the beauty of nature. The home is ready to move straight in for a summer getaway, or renovate or redevelop to suit your needs.

This house has something for everyone, with the ability to ensure privacy in separate areas of the home, to also opening it up to feel like it is all part of the main house. This home is in an excellent position in the sought after pocket of 'old Shoreham' which collaborates both the beach and nature to ensure you feel the coastal/country charm.

### Key Features:

- 3,764m<sup>2</sup> (approx) block
- Main Bedroom with WIR & sliding door access to rear decking
- One bedroom with access to front deck can be used as guest bedroom as can be closed off to main house with external access
- 2 further bedrooms with BIR separate to main home to ensure privacy
- Reverse Cycle Split System in Living
- Wood Fire Heater
- Large open plan Living, Dining & Kitchen which includes dishwasher + electric cooktop
- Separate Studio can be used as guest retreat/work space or office
- Main Bathroom with shower + separate toilet
- Study with plenty of room for bookshelves, office/storage
- Shed perfect for storage as well as separate wood shed to stock up for those chilly winter evenings.

Located in the breathtaking suburb of Shoreham, you are only a short walk to Shoreham beach to enjoy a morning dip or a lovely summers day outing. Located within minutes driving distance is the gorgeous Point Leo Estate, countless wineries offering the best the Mornington Peninsula has to offer as well as some of the best restaurants including Merricks store, T'Gallant and Pier 10.