

44 The Boulevard, McCrae, Vic 3938



House For Sale

Thursday, 9 January 2025

44 The Boulevard, McCrae, Vic 3938

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 721 m2

Type: House



Steve Granger



Deidre Borin
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Auction \$1,400,000 - \$1,540,000

An impressive showcase of life's simple pleasures, this timber-clad home stands as one with its beautiful coastal woodlands setting, celebrating nature's beauty from every perspective. Tucked away on one of McCrae's most highly-sought boulevards, a serene country lane integrates the tranquility of the adjacent reserve with the comforts of home, creating a haven for modern families to enjoy. The blend of solid oak timber floors and natural light across its multi-level layout conjures an inviting atmosphere that exudes premium luxury. Enhanced by a secondary living zone ideal for children, the top-floor family domain encourages everyday enjoyment within its spacious living and dining proportions, and reserve-facing balcony. An adjoining kitchen, featuring waterfall stone benchtops, soft-close cabinetry, and Smeg appliances, serves as the perfect space for meal preparation amid the lively activity. Crowned by the master suite with walk-in robe and main bathroom access, the four bedroom accommodation includes three secondary bedrooms, secondary main bathroom with private toilet, and a dedicated laundry with rear access. Keeping year-round comfort a priority with ducted heating and cooling, the home continues its appeal with a fully-lined studio space, elevated ceiling heights, square-set cornice, full-height custom sheer curtains, E-glass throughout, and low-maintenance gardens. With a private courtyard garden to the rear and a lush front yard with double garage, this architectural statement makes the perfect low-maintenance retreat, found only moments from McCrae Plaza, McCrae Beach and Lighthouse, easy freeway access, and local schools.