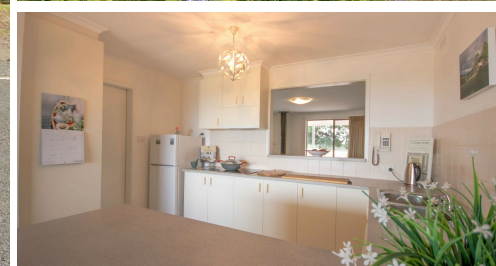


322-324 AGAR ROAD, CORONET BAY, VIC, 3984



**SOLD**

## WELCOME TO PROVENCEALE ON AGAR ROAD

We are delighted to introduce you to a touch of Parisian style in the heart of Bass Coast. This amazing property offers you panoramic views all year round of Western Port bay, French Island and sunsets, summer and winter. Sunrise over the Strzelecki Hills enhances the rural aspect.

Built in the late 1990's, this amazing home has been designed as a potential BnB, and for work from home business. It is also, just a great family home where entertaining is easy— there are so many beautiful spaces to enjoy.

The property offers:

- A study at the front reception area of the home with beautiful bay views across to San Remo.
- The bedroom next door has a north facing view and a private deck perfect for summer or winter.
- A master bedroom offers rural and hill views, a large ensuite and walk in robe. This room is generous, so can be used as a self-contained apartment with access to the back veranda and deck.
- Open plan kitchen area with plenty of space to cook and entertain family and friends, with a dining area that looks out to panoramic water views.
- A suite of two rooms also with bay views, adjoins the kitchen-dining area. They can be used as formal dining and sitting rooms or as additional accommodation.
- The lounge area offers the most amazing rural views and wood fire to enjoy the winter days and nights and the home has 4 split systems to keep you cool or warm all year round.
- The home offers 2 large bathrooms, separate laundry.
- There is a sunroom attached to the home that would be great for entertaining area in summer or winter or to have as a business base.
- A rumpus room/ workshop adjoins the sunroom.
- Single garage.
- Water tank.
- Low maintenance gardens on a double block.

Excellent educational opportunities are available at primary and secondary level both in the state and independent sectors. Fees are a fraction of their city equivalents. Newhaven College and Wonthaggi Secondary College are only 20 mins from home and served by the school bus. Bass Primary only minutes away, has a children's hub which opened in January this year offering: 4 year old funded Kindergarten, long day care / casual care, school holiday program, before and after school-care.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$560,000**

**OPEN FOR INSPECTION:**  
**N/A**



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