



# FOR SALE

## LUXURY COASTAL LIVING BY THE BEACH

Welcome to your coastal beach home at Safety Beach, Victoria, where luxury and comfort seamlessly blend in this stunning four-bedroom, three-bathroom house. Nestled in a prime location, this property perfectly balances modern elegance and coastal charm, just 200 metres from the beach.

This double-storey house is flooded with natural light, illuminating the spacious open-plan living areas. The floorboards throughout the home add warmth and sophistication, creating an inviting atmosphere.

The large bedrooms feature walk-in or built-in wardrobes with plenty of storage, ensuring a clutter-free living space for you and your family. Hydronic heating and air conditioning provide year-round comfort, while motorised blackout blinds offer convenience and privacy for the windows.

The kitchen is a chef's dream, equipped with Smeg 900mm stainless steel appliances, including a dishwasher, ample storage space, and luxurious stone benches. The open-plan dining and lounge areas provide plenty of room for entertaining. The tranquil setting offers a private and quiet space for those who work from home to focus and be productive.

When the large sliding doors open, you can relax on the balcony, soaking up the sun while enjoying panoramic views of Dromana Parade Reserve and the ocean across Safety Beach. The balcony also serves as an ideal space for entertaining, with stairs leading down to the outdoor entertainment area. Imagine hosting family and friends in this welcoming outdoor space in the evening.

Positioned in a prime location, the property is steps from the beach, cafes, and eateries and just a five-minute drive to the Dromana Hub Shopping Centre. It also features a double remote-controlled garage for added convenience and security.

4 BED | 3 BATH | 4 CAR

### PRICE:

\$1,445,000 - \$1,589,000

### OPEN FOR INSPECTION:

N/A

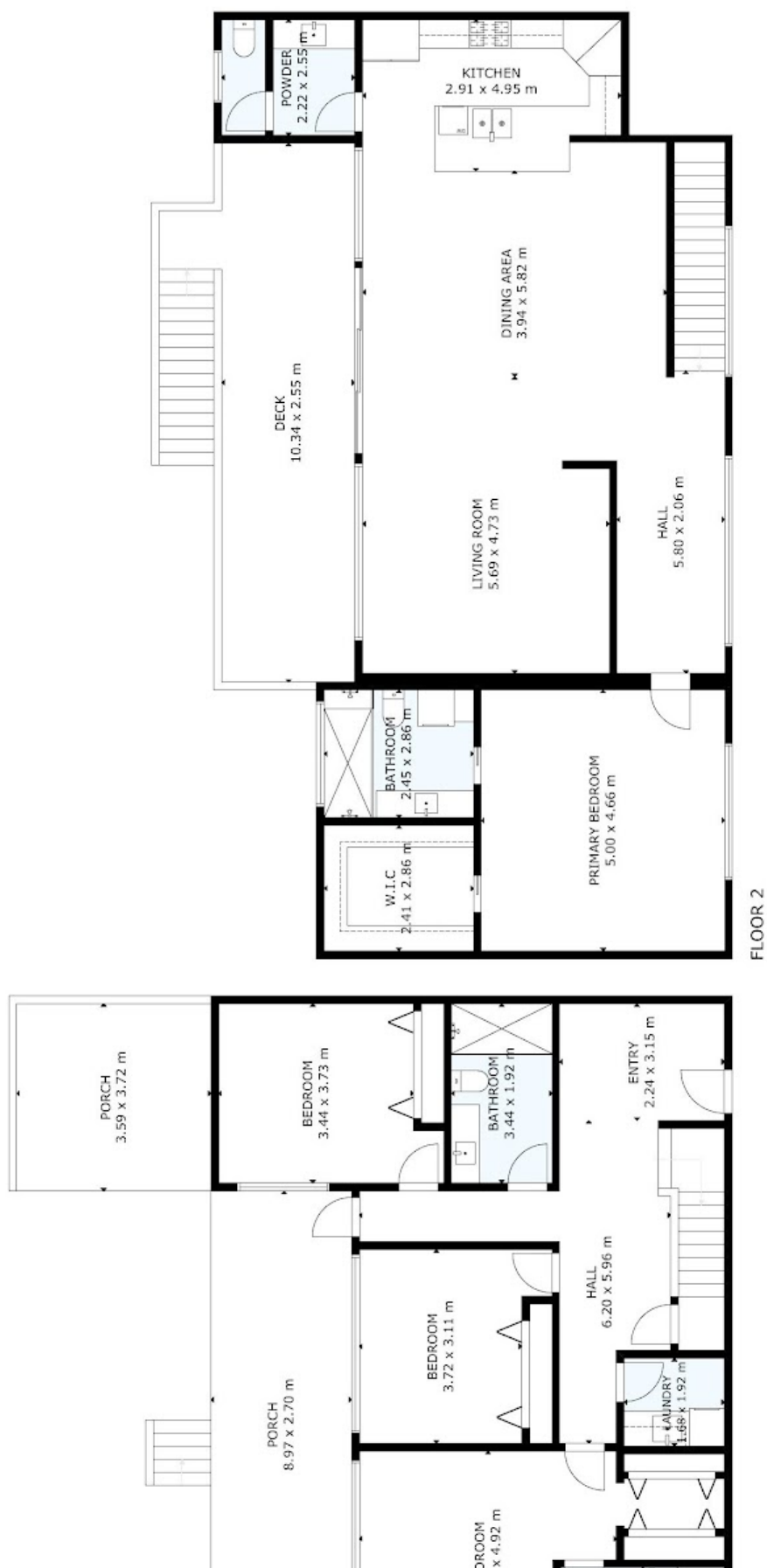
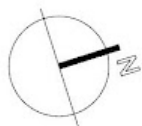


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GROSS INTERNAL AREA  
TOTAL: 226 m<sup>2</sup>  
FLOOR 1: 97 m<sup>2</sup>, FLOOR 2: 129 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 38 m<sup>2</sup>, GARAGE: 33 m<sup>2</sup>, DECK: 27 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

