

3 BOWLINE COURT, CORONET BAY, VIC, 3984



FOR SALE

MODERN COMFORTS | SMART TECH | STEPS TO THE SEASIDE

Prepare to be impressed by this high-spec, contemporary home located in the heart of Coronet Bay – a peaceful coastal community just a short stroll to the beach and walking trails. Whether you're looking to escape city life, invest in a lifestyle property, or find your forever home, 3 Bowline Court has all the features savvy buyers are looking for – and more.

Bluescope Steel Frame – Backed by a 50-year structural warranty for ultimate peace of mind

- Grand 1-metre wide entry door for easy access and impressive street appeal
- Stylish kitchen with 20mm Caesarstone benchtops, 900mm Westinghouse oven, walk-in pantry, and double fridge space with tap connection
- Free-standing bath and double shower in the ensuite, surrounded by floor-to-ceiling Beaumont subway tiles
- Study nook with built-in desk and shelving – perfect for remote work
- Vinyl plank flooring throughout for durability and easy care
- Dimmer switch lighting in living zones – create your own mood at home
- Remote-controlled ceiling fans in the living room and alfresco
- Wi-Fi-enabled Mitsubishi reverse cycle air conditioning in both the master and living areas
- 5 mounted TV brackets throughout – entertainment ready in every key space
- Walk-in linen press, utilities cupboard, walk-in robe with racking in master
- Built-in robes in two bedrooms
- Holland blinds on all windows, plus shutters in the master for extra comfort
- Alfresco area with hot/cold water, drain, and LPG connection – ready for your outdoor kitchen
- 16 Solar Panels + 6kW Battery System – Reduce energy bills all year round
- 3m Powered Garden Shed – Ideal for tools, hobbies, or extra storage
- Hot and cold water connection to side of the home – future outdoor shower potential

Nestled in a quiet court, you're only a short distance to Coronet Bay's family-friendly beach, boat ramp, parks, and Bass Coast walking tracks. Spend weekends swimming, boating, or soaking in the serenity of coastal living – all just under 90 minutes from Melbourne.

Due Diligence:

Purchasers should refer to the Consumer Affairs Victoria Due Diligence Checklist available at

3 BED | 2 BATH | 2 CAR

PRICE:

\$730,000 - \$755,000

OPEN FOR INSPECTION:

N/A



Daniel Leskie

0400503300

danielleskie@atrealty.com.au

www.atrealtypropertyexperts.com.au



3 Bowline Crt, Coronet Bay

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.

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.