

**SOLD**

## PRIVATE COASTAL SANCTUARY WITH RESORT-STYLE AMENITIES

Step through the private gates and discover a rare offering – a beautifully appointed residence on 1.5 acres that guests and owners alike have described as "more than just a house, it's a haven." This is your opportunity to secure an exceptional family retreat with world-class facilities, just 90 minutes from Melbourne yet worlds away from the ordinary.

### THE RESIDENCE

Designed for sophisticated living and effortless entertaining across multiple generations:  
Five luxuriously appointed bedrooms sleeping up to 12 family members and guests  
Three well-appointed bathrooms  
Dual living areas including expansive lounge spaces  
Gourmet kitchen with butler's pantry  
Every bedroom features smart TV with streaming capabilities  
Climate control and high-speed connectivity throughout  
Extensive library and entertainment collection

### RESORT-STYLE AMENITIES

Outdoor Paradise:  
Solar-heated swimming pool with stunning garden views  
10-seater heated spa for year-round relaxation  
Private infrared sauna – a rare luxury feature  
Expansive alfresco dining areas with professional-grade BBQ facilities  
Outdoor fireplace for magical evenings under the stars  
Multiple entertaining zones across established grounds  
Vegetable garden and fruit trees

### Indoor Luxury:

Games room with full-size pool table, piano, and 8-seater card table  
Dedicated entertainment spaces  
Quality fixtures and finishes throughout

### Family-Focused Features:

Dedicated children's areas both indoors and out

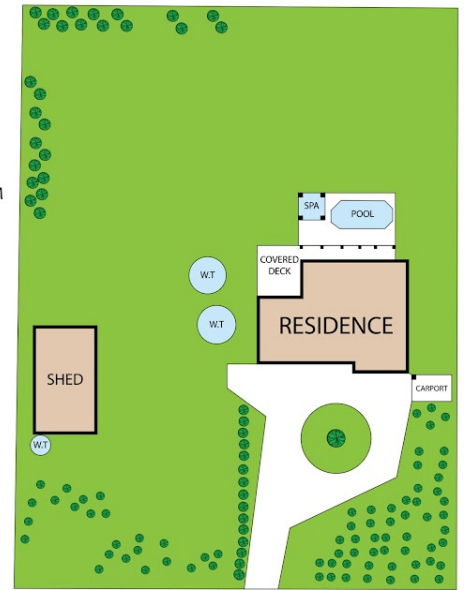
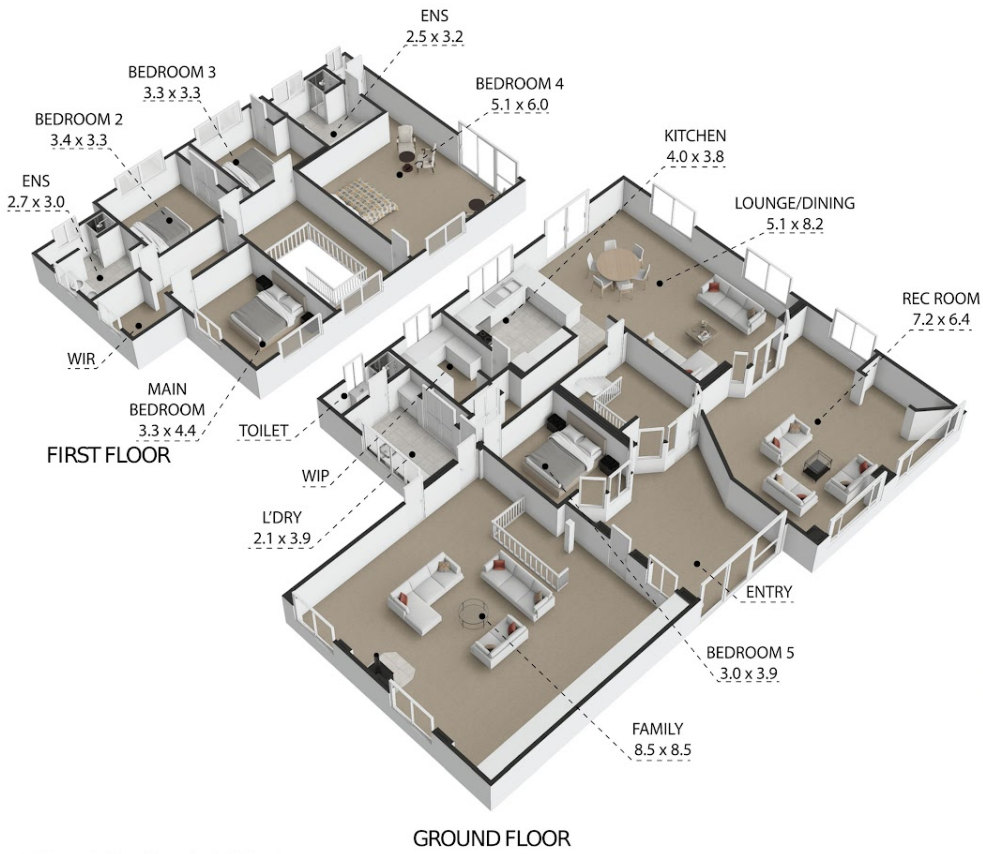
**5 BED | 3 BATH | 5 CAR**

**PRICE:**  
\$1,425,000

**OPEN FOR INSPECTION:**  
N/A



**Leo Edwards**  
**0472523445**  
leo@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



10 Pearsalls Road, Inverloch, VIC, 3996  
TOTAL APPROX. FLOOR AREA 422 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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.

**Leo Edwards**  
0472523445  
leo@atrealty.com.au  
www.atrealty.com.au

