



**SOLD**

## SWEEPING OCEAN VIEWS, GENEROUS SPACE, YOUR OWN COASTAL HAVEN

Perched metres from the coastline on 1.4 private acres, this exceptional Harmers Haven residence commands a spellbinding 180-degree ocean panorama across Bass Strait. Here, between Phillip Island and Inverloch, you've discovered what discerning buyers seek most: uninterrupted views, expansive space, and the tranquillity of your own substantial coastal grounds.

### The View

Wake to sunrise over the ocean. Watch weather systems roll across the strait. Experience the ever-changing theatre of sea and sky from virtually every room. Floor-to-ceiling windows don't just frame the view—they immerse you in it. This isn't a glimpse of water; it's a front-row seat to nature's daily masterpiece.

### The Space

This substantial two-storey home offers room to breathe. Four generously proportioned bedrooms, including a 13.9m<sup>2</sup> primary suite, provide genuine separation and retreat. The flexible floor plan creates distinct zones across both levels—perfect for multi-generational living, extended guests, or simply spreading out. Expansive living and dining areas flow seamlessly to outdoor spaces on both levels, extending your living area into the coastal landscape.

### The Grounds

1.4 acres of your own coastal land provides genuine breathing room. Enjoy your morning coffee without an audience, create your own private outdoor spaces, and relish the peace that comes with substantial property in this exclusive coastal pocket.

### The Quality

Built for this coastal environment with double-glazed aluminium windows throughout, robust construction, and superior thermal efficiency. Oak vinyl plank flooring, an artisan-crafted solid timber staircase, and beautifully appointed kitchen and bathrooms reflect meticulous attention to detail. The aesthetic is refined yet relaxed—sophisticated coastal living without pretension.

Located within that perfect 1½–2 hour drive from Melbourne, this isn't just a home—it's your escape, your sanctuary, your piece of the coast where views, space, and tranquillity converge.

4 BED | 2 BATH | 2 CAR

PRICE:

\$1,260,000

OPEN FOR INSPECTION:

N/A

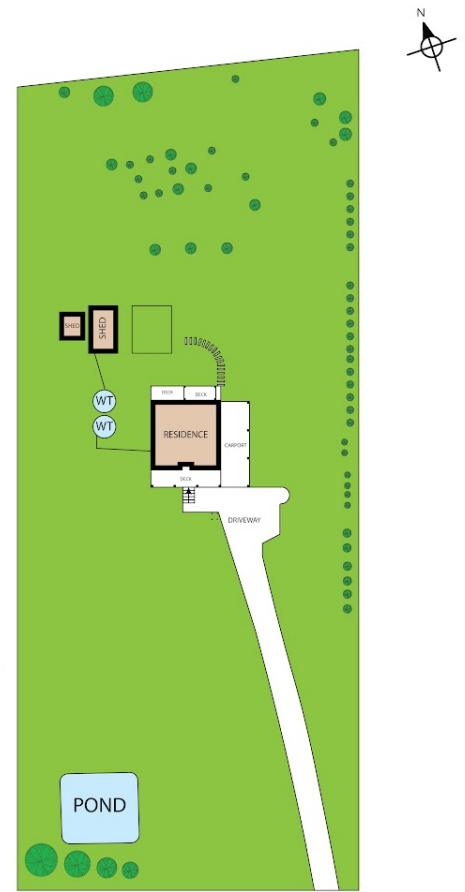
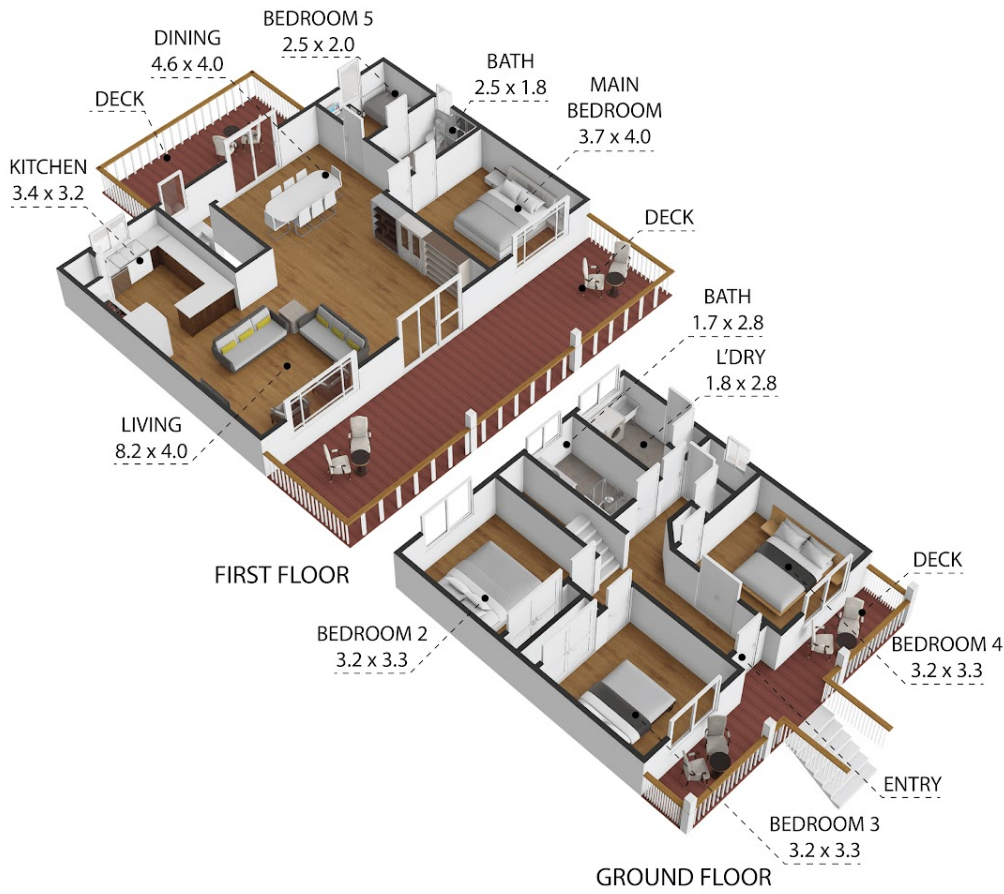


**Leo Edwards**

**0472523445**

leo@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



29-33 Viminaria Road, Harmers Haven, VIC, 3995  
 TOTAL APPROX. FLOOR AREA 161 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 purchasers.



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

