

13 HOWIE LANE, CORONET BAY, VIC, 3984



## FOR SALE

### VILLA GRANDE – A ONCE-IN A GENERATION BAYVIEW HOME

13 Howie Lane, Coronet Bay Perfectly positioned on approximately 1 acre.

Commanding an elevated position with sweeping 180-degree views across Western Port Bay, this exceptional residence is being offered to the market for the first time since its completion in 2018. Set on approximately one acre in a peaceful, tightly held enclave, Villa Grande is a home where space, outlook and lifestyle converge in spectacular fashion.

From sunrise over the Bass Hills to glowing sunsets across the Bay — and even New Year's Eve fireworks visible from the home and yard the outlook here is nothing short of breath taking, enjoyed from multiple vantage points with three distinct water views.

Built by Simonds Homes and finished to an impressive standard, the home features high ceilings, wide hallways and abundant natural light, creating a sense of scale and comfort throughout. North-facing rear windows ensure the home is beautifully warm in winter, with the wood heater rarely needed until after sunset.

Generous size bedrooms with walk-in robes (all equal in size)  
Master suite with double-door entry and dressing room/nursery option  
Self-contained living zone with full kitchen and laundry, perfect for multigenerational living, or work from home.  
Butler's pantry, laundry chute, walk-in linen cupboard, ample storage, two split systems and wood heater

**Lifestyle & Outdoor Living**  
Productive orchard: fig, nectarine, plum, pear, mandarins, lemons, Valencia oranges  
North-facing rear windows make winter cosy; summer comfort with natural airflow  
Quiet, rural outlook in a tightly held friendly neighbourhood

Enjoy a short walk to the general store, pharmacy, bottle shop, swimming beaches and dog-friendly areas. The region offers coastal lifestyle, walking trails, fishing, and relaxed rural living, while still being accessible to larger towns and amenities.

5 BED | 3 BATH | 2 CAR

**PRICE:**

\$1,450,000 - \$1,550,000

**OPEN FOR INSPECTION:**

N/A



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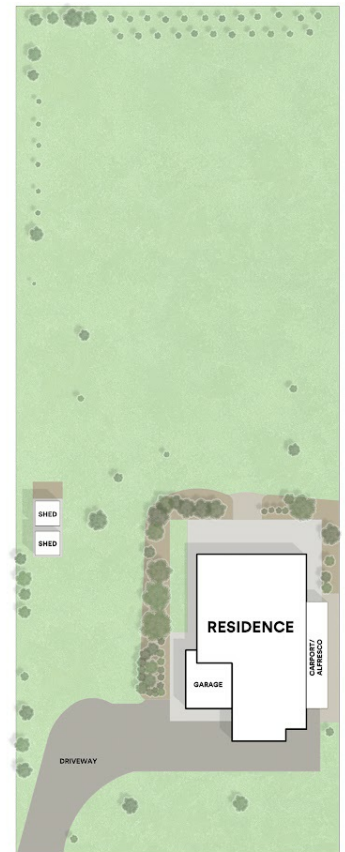
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LOWER LEVEL



UPPER LEVEL



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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.