34 CHAMP ELYSEES ESPLANADE, CORONET BAY, VIC, 3984









# FOR SALE

## COASTAL CHARM, WATER VIEWS & INCOME POTENTIAL

34 Champs Elysée Esplanade, Coronet Bay

Welcome to a home that truly captures the essence of relaxed coastal living. Positioned on one of Coronet Bay's most admired esplanades, this beautifully presented property enjoys water views, exceptional street appeal and a light-filled interior that instantly feels like a seaside escape.
From the moment you arrive, the home's coastal character is evident throughout – from the inviting façade to the calming interiors designed to embrace the bay lifestyle. Whether you're seeking a permanent residence, weekend retreat, this property offers versatility rarely found.

Key features include:
Spa for relaxation
Large shed to accommodate boats or car storage
Water views that enhance the coastal atmosphere
Solar power system with battery storage for energy efficiency
Option to continue the successful B&B/short-stay accommodation.
Warm, relaxed interiors with a beach-house feel throughout
Excellent street appeal in a tightly held esplanade location

Step outside and immerse yourself in everything Coronet Bay has to offer. Spend your mornings strolling along the beach, fishing from the foreshore, or enjoying scenic coastal walks. The region is renowned for boating, kayaking, cycling and wildlife spotting, with easy access to Bass Coast attractions, local cafes, wineries, Phillip Island, and the stunning coastline that makes this area so sought after.

Whether you're chasing lifestyle, flexibility, or passive income potential, 34 Champs Elysée Esplanade delivers a rare opportunity to secure a slice of coastal paradise.

Please note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters. Buyer(s) are advised to refer to the Due Diligence Checklist provided by Consumer Affairs

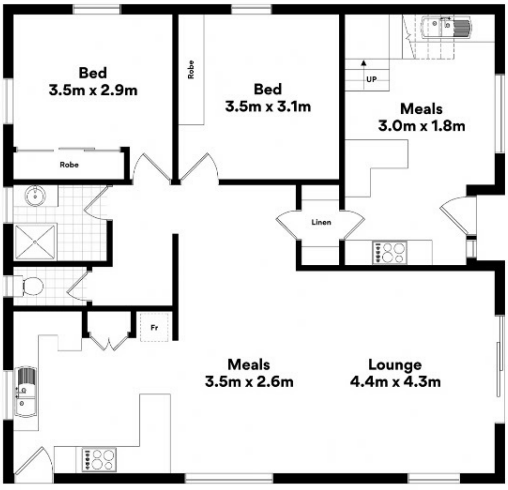
## 3 BED | 2 BATH | 3 CAR

PRICE:
$875,000 - $910,000

OPEN FOR INSPECTION:
N/A



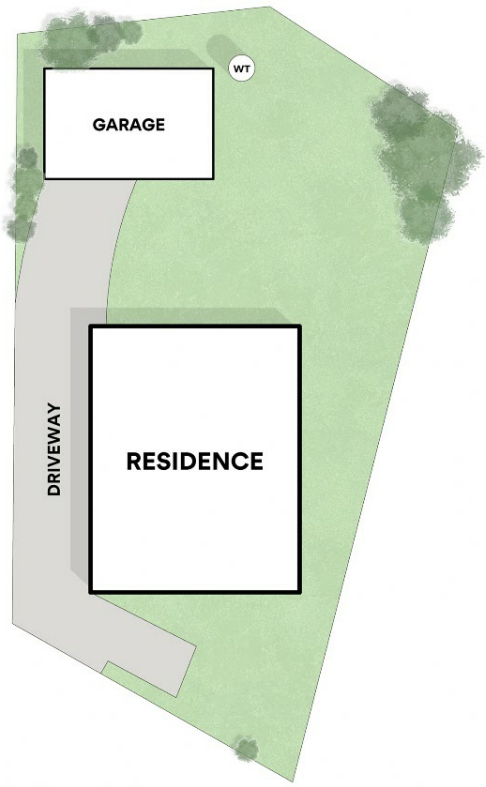
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GROUND FLOOR




FIRST FLOOR




# 34 Champ Elysees Esplanade, 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.

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