



FOR SALE

286M² OF COASTAL LIVING — SPACE, PRIVACY & OCEAN GLIMPSES ACROSS TWO LEVELS

Tucked away in one of Inverloch's most sought-after pockets, 10 Dalmont Bay Court delivers something rare on the Bass Coast — genuine space, privacy, and a home that effortlessly adapts to the way you live.

For more detailed information visit the dedicated property website www.10dalmontbay.com

Spanning an impressive 286m² across two thoughtfully designed levels, this is a residence built for comfort in every season. Double glazing and ducted heating and cooling ensure year-round liveability, while a huge sunroom captures the warmth of the north-facing light — the kind of room you'll gravitate to with a morning coffee or a good book on a winter's afternoon.

The ground floor is anchored by a generous master bedroom with ensuite, offering a private retreat for those who prefer single-level living. Step through to the heart of the home, where a modern kitchen and open living area blend seamlessly — exposed brick walls lending warmth and character, while large windows draw in natural light and connect you to the outdoors. Multiple living zones mean there's always space to gather or space to escape, whether it's a quiet evening for two or a house full of family.

Upstairs, three further bedrooms provide plenty of room for grandchildren, guests, or extended family stays — each a comfortable sanctuary of its own. A dedicated kitchenette on the upper level adds a layer of independence and convenience, making this a home that genuinely works for multi-generational living. From the second floor, you'll catch glimpses of the ocean through the treetops — a daily reminder of just how close you are to some of Victoria's finest coastline.

Two well-appointed bathrooms service the home, including a family bathroom with a deep soaking tub — perfect after a long summer's day at the beach.

A front room currently configured as a home office speaks to the flexibility on offer here, while outside, a private terrace extends your living space into the outdoors — ideal for sun-soaked mornings or quiet evenings under the stars.

And then there's Inverloch itself. A coastal village with genuine community heart, world-class surf beaches, the stunning Bunurong Coastal Drive, and a thriving café and dining scene — all without the crowds or price tags of the Mornington Peninsula. It's the kind of place where weekends feel like holidays and holidays feel like home.

Whether you're a family seeking room to spread out, a couple ready to embrace the coastal lifestyle with space for the family to visit, or someone simply looking for a home that offers more

5 BED | 2 BATH | 4 CAR

PRICE:

\$1,095,000 - \$1,195,000

OPEN FOR INSPECTION:

N/A

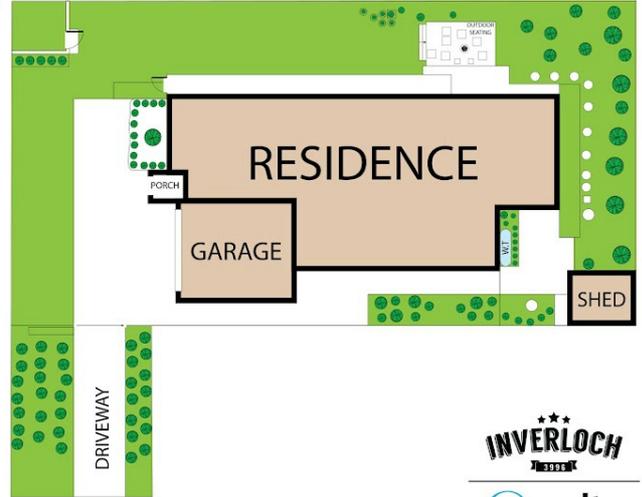
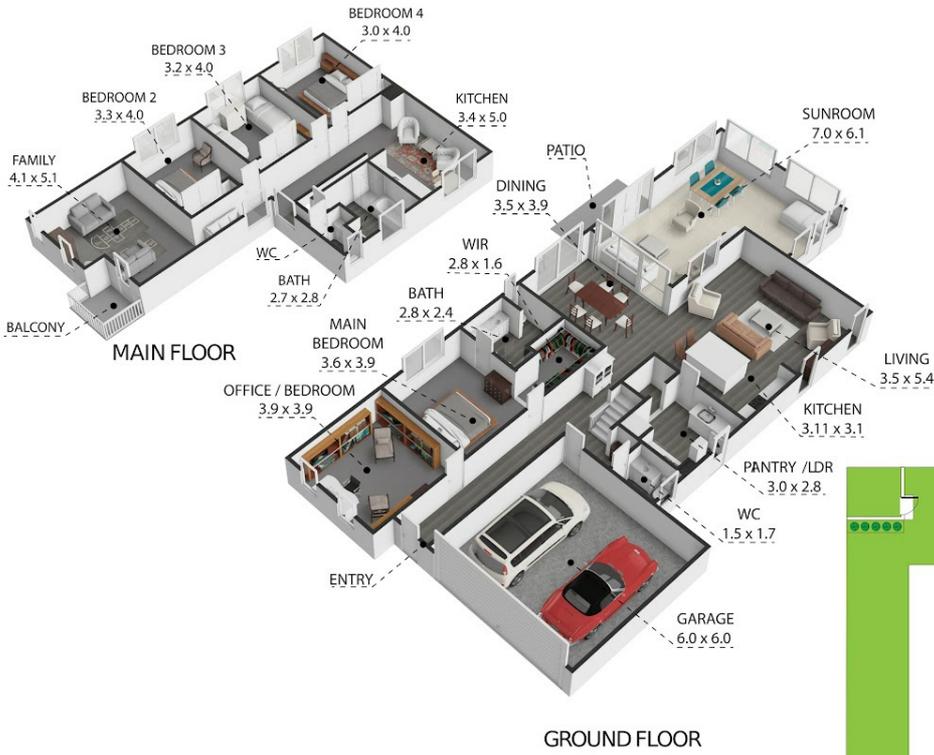


Leo Edwards

0472523445

leo@atrealty.com.au

www.atrealty.com.au



10 Dalmont Bay Court, Inverloch, VIC, 3996
TOTAL APPROX. FLOOR AREA 286 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 errors, 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.