



FOR SALE

A CLASS ABOVE THE REST

Nestled in the charming Baxter's Ridge Estate in Wonthaggi South, this exquisite custom-built 222 sqm home offers a tranquil atmosphere with the soothing sound of the ocean waves in the background. Designed with precision, the residence effortlessly harnesses the warmth of the northern sun through its energy-efficient double-glazed windows, providing unparalleled comfort throughout the year.

Upon passing through the elegant entrance with captivating curb appeal, you will be welcomed by exquisite plantation shutters, beautiful flooring, and a crucial work-from-home office.

Featuring three spacious bedrooms, including a large master with a fully fitted walk-in robe, an impressive en-suite with a dressing room, and a stylish main bathroom, this home brings a touch of luxury to your life. Adding to its family-friendly appeal is a generous open-plan lounge and dining area, accompanied by a gourmet kitchen boasting sleek lines and tones, a dishwasher, ample cupboard and drawer space with soft close, a large pantry, and a laundry with garage access for convenient entry with groceries. This remarkable residence also offers first-class amenities such as reverse cycle air conditioning in the main living areas and every bedroom, ensuring year-round comfort.

Exit the kitchen-dining area through the double-glazed sliding doors to unveil a fantastic private enclosed alfresco dining and entertaining space, ideal for hosting guests. At the rear of the property, you will also find bountiful produce gardens, fruit trees, and a spacious roller-door workshop/shed.

The expansive 751 sqm plot of land, boasting a sun-drenched backyard, showcases a plethora of fruit trees, indigenous wildlife, and a remarkable vegetable garden ripe for year-round enjoyment. Additionally, there is ample space for all your recreational vehicles, with convenient side access perfect for storing a caravan, boat, or trailer.

A generous solar array positioned on the northern roofline will significantly reduce your energy costs. You'll also enjoy convenient access to beaches and recreational amenities, as well as being just moments away from schools, shopping, and dining. This is a home that truly warrants experiencing firsthand to fully appreciate the quality craftsmanship and materials that have been meticulously integrated into its construction. Early viewing is highly recommended.

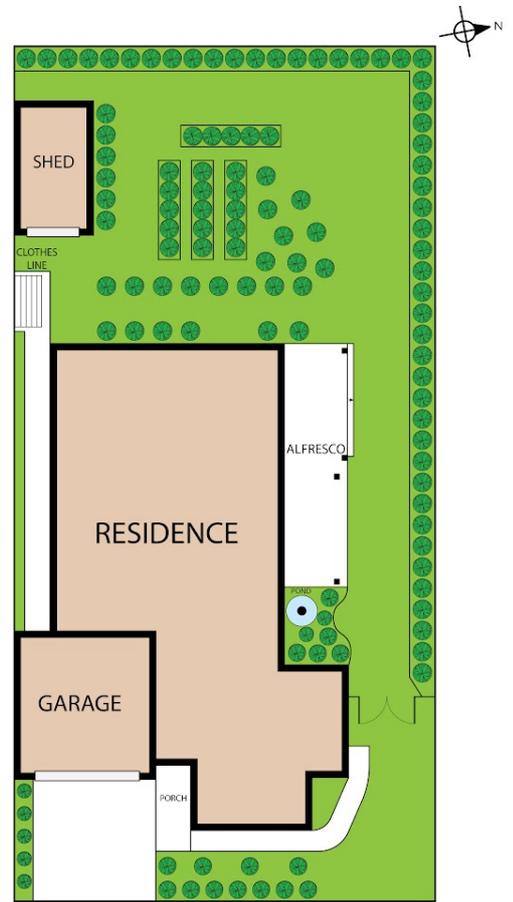
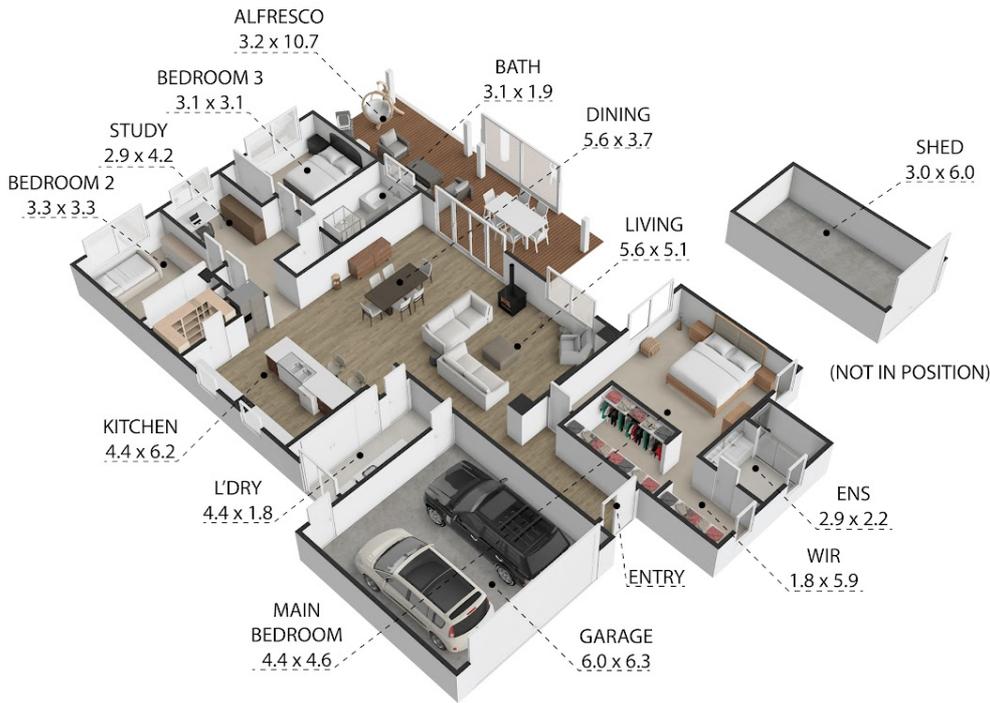
3 BED | 2 BATH | 2 CAR

PRICE:
\$785,000 - \$815,000

OPEN FOR INSPECTION:
N/A



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12 Cuttlers Circuit, Wonthaggi, VIC, 3995
 TOTAL APPROX. FLOOR AREA 222 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.

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