



FOR SALE

DESIGNED FOR THE LIFE YOU'VE BEEN PLANNING

Some properties are easy to understand from a photo. This is not one of them. 1/3 Victoria Street sits on one of Inverloch's most coveted addresses and rewards the buyer who arrives in person. From the street, it hints at something special. Step through the gate and into the gardens, and it delivers.

Set on a generous 595 square metre allotment with full landscaping front and rear, this architecturally considered two-bedroom, two-bathroom residence has been designed for people who live well and entertain effortlessly. Two substantial decks - one to the front, one to the rear - create an indoor-outdoor flow that feels more coastal retreat than permanent home, yet offers every comfort of the latter.

Inside, the open-plan living and dining area is light-filled and considered. A cast-iron fireplace anchors the space with warmth in winter, while air conditioning ensures year-round comfort. A dedicated study alcove accommodates those who work remotely or simply value a quiet corner. The kitchen is appointed with quality fittings throughout, including Miele dishwasher, built-in microwave, oven, and warm timber benchtops that strike exactly the right balance between refined and relaxed.

Both bedrooms are genuinely generous in proportion. The main bedroom includes a large built-in robe and a private en suite with walk-in shower. A second bathroom services the guest bedroom and common areas with equal quality. This is not a compromise property masquerading as something more - the standard of finish is consistent throughout.

For the creative, the hobbyist, or the buyer with guests in mind, the detached studio and workshop adds a dimension rarely found at this price point. It is a quiet room away, a place to build, to paint, to write, or simply to close the door. Options abound for those who want them. Outside, the landscaped gardens are genuinely remarkable for a property of this scale.

Established, considered, and private - they frame both decks beautifully and create a sense of seclusion that belies the walkable convenience of the location.

And that location is, simply, exceptional.

Victoria Street is one of Inverloch's most respected residential addresses. A two-minute stroll delivers you to the beach. A short walk reaches the village cafes, restaurants, and boutiques that have made Inverloch the preferred sea-change destination for discerning buyers from Melbourne and beyond. The freeway is approximately 90 minutes away for those keeping one foot in the city.

A double carport, dedicated laundry with washer and dryer, and broadband internet complete a

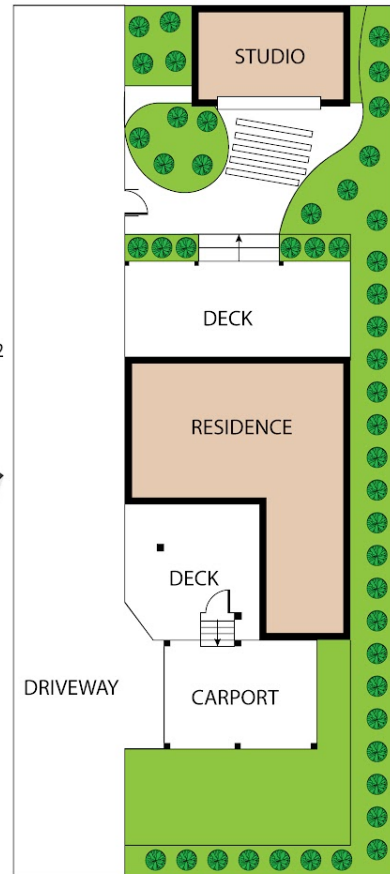
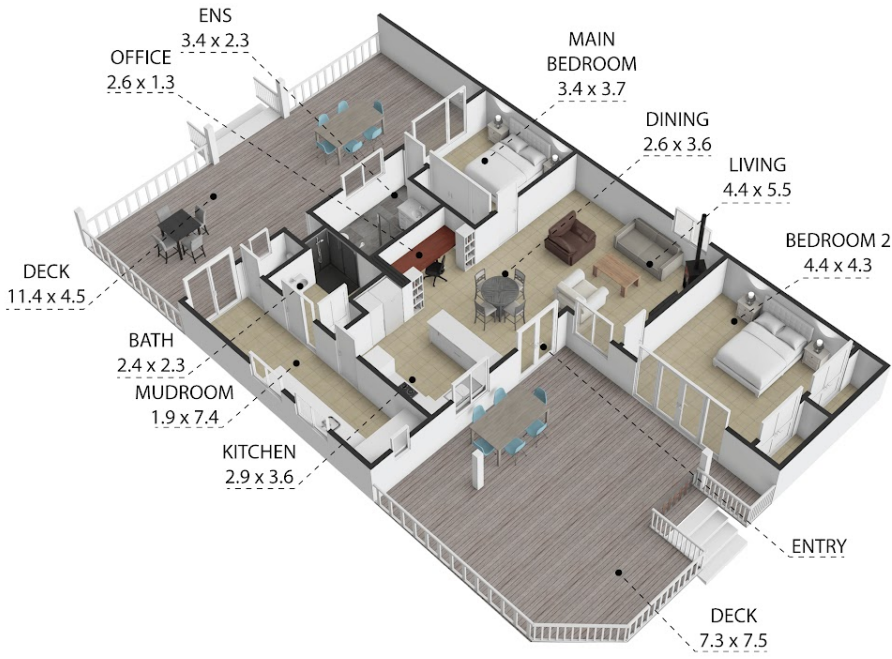
2 BED | 2 BATH | 2 CAR

PRICE:
\$895,000 - \$945,000

OPEN FOR INSPECTION:
N/A



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1/3 Victoria Street, Inverloch Vic 3996

TOTAL APPROX. FLOOR AREA 227 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.

INVERLOCH
VIC 3996

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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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