12 CHAMP ELYSEES ESPLANADE, CORONET BAY, VIC, 3984









FOR SALE

“A COASTAL MASTERPIECE – WHERE EVERY SUNSET IS YOURS”

Positioned in one of Coronet Bay’s most tightly held and picturesque pockets, 12 Champ Elysees Esplanade delivers a rare fusion of architectural space, refined comfort, and uninterrupted bay views that will simply take your breath away.
Wake to shimmering water vistas and unwind to golden sunsets that paint the sky each evening—this is everyday living elevated to something truly special.

Designed with both family functionality and premium entertaining in mind, this expansive residence offers five bedrooms, including a versatile dual-level layout with two bedrooms downstairs and a private upstairs retreat featuring its own kitchenette and bedroom overlooking the water—ideal for guests, extended family, or luxury Airbnb potential.
At the heart of the home, a generous kitchen with butler’s pantry anchors the living zones, seamlessly connecting to both indoor and outdoor entertaining spaces. Multiple living areas, a dedicated study, and thoughtfully designed storage—including a substantial attic—ensure there is room for everyone, without compromise.
The primary suite is a private sanctuary, complete with a stunning walk-in robe and ensuite, while additional bathrooms and a powder room cater effortlessly to family and guests alike. Step outside and you’ll understand what makes this home truly exceptional. A front veranda capturing uninterrupted bay views invites you to relax and soak it all in, while the expansive rear decking (approx. 4.8m x 9m) creates the perfect setting for entertaining against a stunning coastal backdrop.

Comfort meets efficiency with 34 solar panels (10.2kW system) and four split-system heating/cooling units, ensuring year-round climate control with reduced energy costs.

And then there’s the lifestyle…
Just approximately 160 metres to the shoreline, take a short stroll straight down to the beach, or launch the boat with ease from the high-tide boat ramp right at your doorstep—this is a location that truly embraces the best of coastal living.

Homes of this scale, position, and calibre—offering such commanding water views—are exceptionally rare in Coronet Bay. Whether you're seeking a luxurious permanent residence, an impressive holiday escape, or a high-performing lifestyle investment, this is an opportunity not to

5 BED | 2 BATH | 2 CAR

PRICE:
$1,450,000 - $1,500,000

OPEN FOR INSPECTION:
N/A



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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.

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