

FOR SALE

ELEVATED COASTAL LIVING WITH BAY VIEWS

Positioned to capture spectacular views across Western Port Bay, Phillip Island and French Island, 24 Champ Elysees Esplanade delivers an impressive blend of space, flexibility, lifestyle and energy efficiency in one of Coronet Bay's most desirable locations.

Designed to make the most of its elevated position, this spacious home offers three bedrooms, two bathrooms and multiple living zones, with breath-taking water views to the front and picturesque farmland views stretching out behind the property. Upstairs, the heart of the home is the light-filled open-plan living, dining and kitchen area, where expansive views become part of everyday life. The modern kitchen provides a practical and stylish centrepiece, while solid timber flooring adds warmth and character throughout. Two bedrooms, a study nook and bathroom complete this level.

The lift provides effortless access between levels, making the home particularly appealing for families, retirees or anyone looking for long-term flexibility.

Downstairs is where the possibilities really open up. Featuring a bedroom, bathroom, rumpus/living area, kitchenette and convenient side access, this space could provide an excellent option for extended family, teenagers wanting their own zone, guests, a home office setup or potential B&B accommodation (STCA).

And then there's the impressive energy setup — a 16kW solar system paired with a 10kW battery, complemented by ducted heating and cooling for year-round comfort.

Step outside and enjoy the peaceful surrounds, with expansive farmland views behind and stunning water views from the front. Whether you're searching for a permanent coastal home, a family retreat, accommodation with flexibility or simply a property offering more for your money, this home deserves your attention.

With its incredible views, versatile floorplan, lift, substantial solar and battery system, and enviable Coronet Bay lifestyle, this is outstanding value in a tightly held coastal location. Come and experience the views and possibilities for yourself. For more information or to arrange your inspection, contact Tamara & Daniel @realty

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

3 BED | 2 BATH | 2 CAR

PRICE:

\$900,000 - \$990,000

OPEN FOR INSPECTION:

N/A

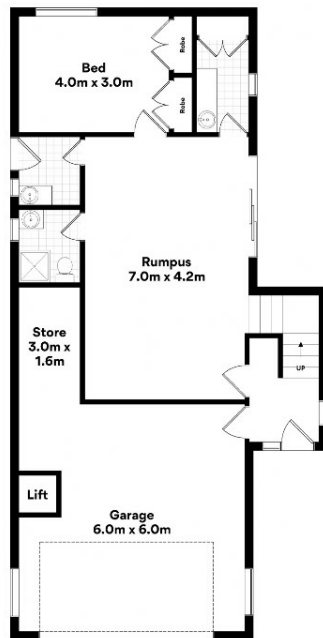


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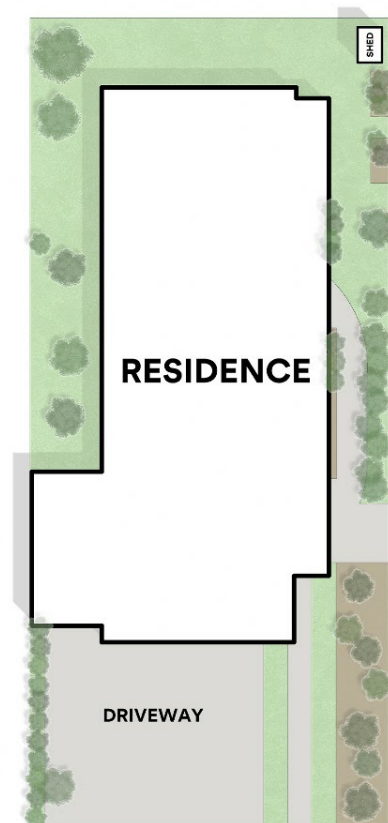
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GROUND FLOOR



FIRST FLOOR



24 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.