136 SURF PARADE, INVERLOCH, VIC, 3996









FOR SALE

ROOM FOR EVERYONE, RIGHT OPPOSITE THE SURF

Positioned on a generous corner allotment directly opposite the foreshore, 136 Surf Parade is a rare Inverloch offering that genuinely works for more than one household. A four bedroom, two bathroom upper level residence, a fully self-contained ground floor apartment and a detached garden studio sit together on the one property, supported by garaging on a scale that is very difficult to find anywhere on the Bass Coast.

The main residence occupies the entire upper level, where the living spaces have been arranged to capture the coastal light. A 6.2 x 6.0 metre lounge flows through to the dining area and kitchen and from there straight out to a huge entertaining deck complete with a full outdoor kitchen. This is where summers will be spent: morning coffee in the sun, long lunches with family and friends, and evenings cooking outdoors with the surf rolling in just across the road. The master bedroom features a walk-in robe and ensuite, while three further bedrooms are serviced by a family bathroom and separate toilet.

On the ground floor, a fully self-contained apartment offers a large living area, a separate bedroom and a full bathroom with laundry, opening out to the undercover area. It is ideal for extended family, adult children, guests who appreciate their own space, or a home office with true separation from the main house.

Tucked away in the established garden, the detached studio provides a separate bedroom, its own bathroom and a private sundeck surrounded by mature coastal planting. Visiting friends may never want to leave.

For those with toys to store, the garaging is exceptional. A huge four car garage with a 3 metre door accommodates vehicles, a boat, jet skis and the workshop, with a separate single garage alongside. A large bricked landing pad adds secure hardstand for an oversized caravan or campervan, a feature that so many coastal buyers search for and so few properties deliver.

The beach track is a short stroll across Surf Parade, with the Inverloch township, cafés and Anderson Inlet all close at hand. Whether you are a large family wanting everyone together without living on top of one another, a buyer seeking a permanent coastal home with room for visitors, or someone looking for a beachside retreat with genuine flexibility, this property delivers

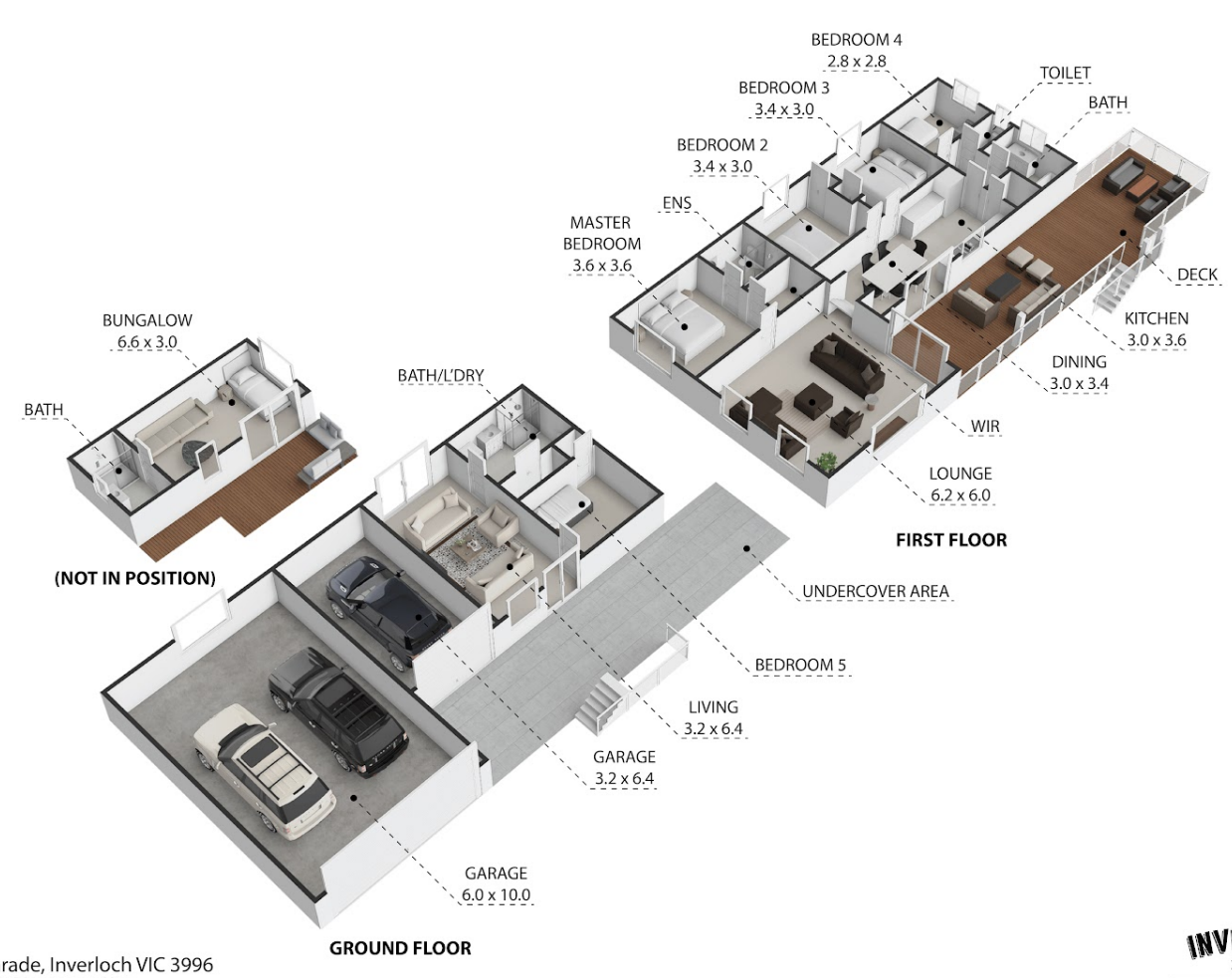
5 BED | 3 BATH | 3 CAR

PRICE:
$1,250,000 - $1,350,000

OPEN FOR INSPECTION:
Nov 8 at 3:00pm - 3:20pm



Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au



136 Surf Parade, Inverloch VIC 3996

TOTAL APPROX. FLOOR AREA 260 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.

Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au