

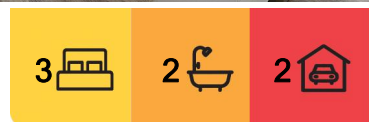
Coronet Bay, 3 Bowline Court

VERSATILE HOME, AWAITS YOU

3 Bowline Court presents a splendid opportunity for first-time homebuyers, those looking to downsize, holidaymakers seeking a serene getaway, or anyone yearning for a blissful sea change. This near-new, meticulously designed house promises a seamless blend of comfort and contemporary style.

Arranged thoughtfully across a single level, this property boasts three generously proportioned bedrooms, complemented by a versatile study nook, perfect for a home office or creative space. The master suite is a sanctuary of relaxation, featuring a sumptuous ensuite with a walk-in shower, a walk-in robe, and a split system and ceiling fan for optimal climate control.

The living areas are a testament to modern design, with an open-plan lounge, dining, and kitchen space that is both inviting and functional. The kitchen dazzles with its stone top and a 900mm freestanding stove/oven, ready for culinary adventures. Entertain guests or



For Sale
\$725,000

View
By Appointment

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unwind in solitude in the under-roofline entertainment area, all while enjoying the convenience of ceiling fans, split system air conditioning, and modern features throughout.

Sustainability meets sophistication with the inclusion of a 6-kilowatt solar system accompanied by a battery, along with the 2 x split systems being WIFI enabled - allowing you to turn them on and off remotely, reducing your carbon footprint while ensuring efficiency. The property also features a garden shed with power, offering ample storage solutions.

Set on a low-maintenance yard and built to the left side of the boundary, this home allows you a comfortable space to access the backyard through the gates to store a caravan or boat. Perfectly positioned for an easy commute to Melbourne, Phillip Island, or Wonthaggi via the M420 dual lane highway. With two parking spaces to complete the picture, this home is ready and waiting for the next family to cherish and create lifelong memories.

More About this Property

Property ID	SHHS5
Property Type	House
Land Area	501 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Courtyard Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels

Allan Mann 0409 855 753

Managing Director, Licensed Estate Agent & Officer-in-Effective Control |
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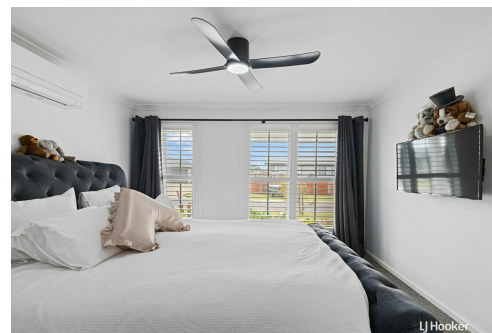
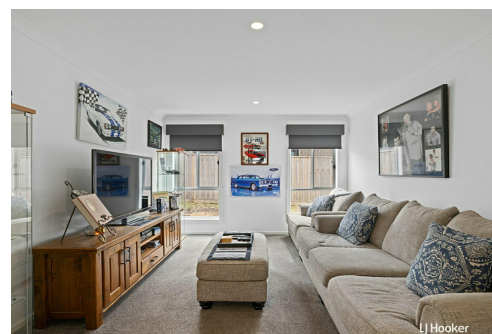
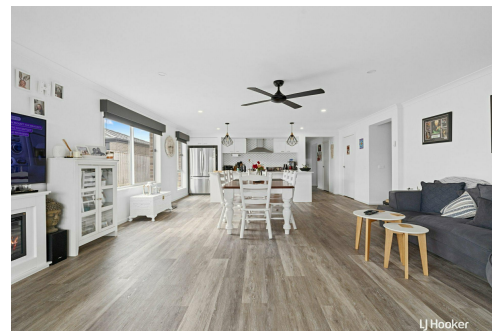
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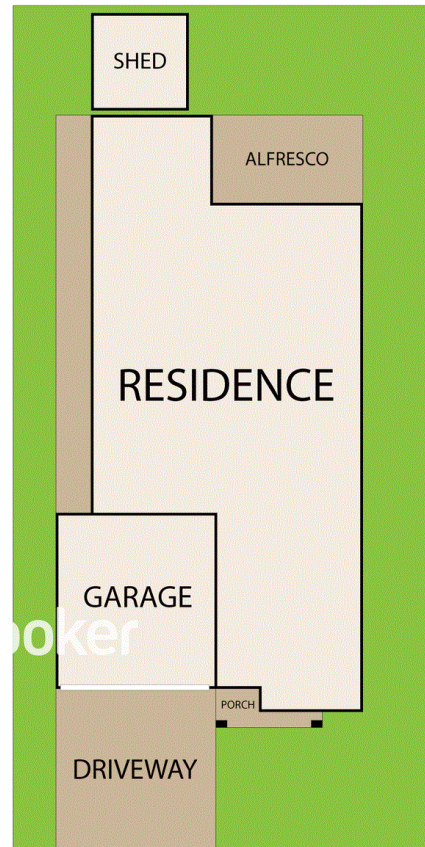
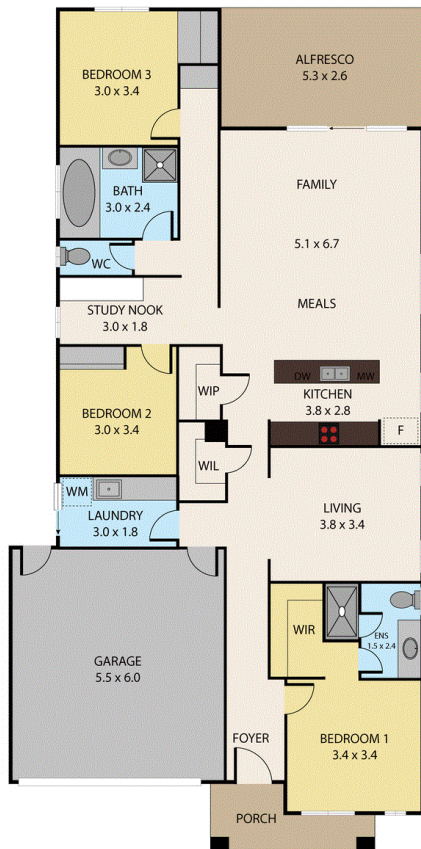
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3 Bowline Court, Coronet Bay, VIC, 3984
TOTAL APPROX. FLOOR AREA 199 SQ.M

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.