



Nestled in the sand dunes of Portsea's rugged Ocean Beach, this architect inspired beach house offers truly luxurious accommodation.

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This architect inspired beach house is nestled in the sand dunes of Portsea's rugged ocean beach and offers truly luxurious accommodation. The house is surrounded by dense ti-tree and sits on almost an acre of land in a conservation protection zone boarding the National Park. Designer Chris Connell, whose other creations include The Melbourne Wine Room at The George Hotel in St Kilda and Caffè e Cucina has created a home that blends perfectly with the natural surrounds but offers uncompromising quality and style.

## Features include:

- Full fenced pool with sun lounges
- Outdoor dining area with large market umbrellas with mains gas BBQ
- Gas ducted heating
- Open fireplace
- Integrated indoor/outdoor stereo system
- 68cm TV, Video, DVD
- Automatic sprinkler system

The four bedroom home is designed to accommodate two large families and features a stunning kitchen with marble benchtop and stainless steel appliances and splashback, The main bedroom has an ensuite with a large bath and there is a separate family bathroom, a separate powder room and a laundry with separate shower and external access.

There are two queen-size beds, a separate bedroom with two single beds and a cot and a large bunk room with four beds.

The design incorporates a spacious open-plan lounge and dining room with six sets of French doors opening on to 20 squares of north-west facing outdoor decking overlooking the landscaped garden, solar-heated in-ground pool and natural bushland.

For boating enthusiasts the house also comes with a boat mooring located at Portsea's Fisherman's Beach at The Cutting.

The house is perfectly positioned for easy access to all of the local attractions. A five minute walk through the sand dunes takes you to the rugged back beach where you can walk to Sorrento or explore the rock pools near London Bridge.

The bay beach is also close by and provides the perfect alternative for summer beachgoers.

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