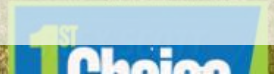


Sold



12 Hilary Cl, Ventnor



## INCREDIBLE WATER VIEWS ON OVER AN ACRE OF LAND

If you have been looking for a home with character and charm, look no further! Located at the top of a very private court in a secluded area, this completely unique property offers incredible water views to Somers, Flinders and beyond. As you pull up to this property you are greeted with a long winding driveway that leads to 2 double garages.

The stained-glass double door entrance opens into two very large living spaces with a central hostess kitchen with stone benches – twin drawer dishwasher and a 900m gas cook top with plenty of storage. A real feature of this home are the large double glazed windows overlooking your own park like setting with direct access to lower deck. The downstairs area offers a 3 zoned heating and cooling system to keep you comfortable year round.

As you walk upstairs you start to anticipate the water view, you will not be disappointed. It is breathtaking!! The vast living lounge with cathedral ceilings and large double glazed picture windows has a large open, light & bright feeling with water views from every window. A kitchenette is also located on this level with a separate powder room and a split system to keep you comfortable. The upstairs deck is a great place to sit relax and watch the ships come in and the whales breach. An external staircase also allows access to the top deck.

Three large bedrooms (Master with a full ensuite and walk in robe) compliment this home and a large family bathroom next to the large laundry.

OWNER:" We enjoy some of the most beautiful sunrises and sunsets, we love the peace and serenity, we love the fact that we can lie in bed and see the

3 2 4 4,363 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2376
<b>Land Area</b>	4,363 m <sup>2</sup>

### Agent Details

Sharon Wintle - 0405 575 332

### Office Details

Grantville  
1520 Bass Highway Grantville San Remo, VIC, 3925 Australia  
03 5678 8488



water. We have been spoiled for a choice with the 180 degrees water views and it has entertained us for hours. If you are a bird enthusiast, you would be in heaven. With the outlook over all the trees, you never know what will fly over. We love the wildlife around - wallabies, rabbits, echidna and even the kookaburras have the occasional hand feed”.

16 Solar panels with a 4 kilowatt inverter help you keep your energy costs down.

An enclosed walk-in orchard at the rear of the property is a great place to grow your own fruit and vegetables together with beautifully tended gardens to enjoy with private shady nooks to sit and ponder.

All of this on a child and pet friendly yard and just stroll to one of Phillip’s Islands northerly beaches where you can walk for hours and enjoy the fresh air.

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

[www.1stchoicerealestate.com.au](http://www.1stchoicerealestate.com.au)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.