



89 Point Nepean Road Dromana, VIC



3



2



2

Sleek Sophistication And Bayside Views

Sleek modern lines and glorious bay view's contribute to the exceptional allure of this outstanding residence encapsulating all that is desirable in bayside living, within walking distance to shops, restaurants and cafes adding to the extraordinary lifestyle appeal. Combining function and form in a most luxurious manner the gorgeous domain graces three levels, with lift access for ease of living, providing designer style perfectly balanced by the sophisticated colour palette, indoor-outdoor flow and intelligent floorplan. The ground floor introduces a striking living space, ideal for entertaining or relaxing and smoothly connecting with an inviting in-ground pool and surrounding area. The elegant robed main bedroom hosts a glamorous ensuite and two additional robed bedrooms share a smart bathroom. Take the lift or stairs to a vast open-plan family and dining zone, accented by a gas-pebble fireplace, effortlessly merging via stacker sliding doors to an alfresco balcony soaking up the seaside vistas. The adjoining stone-featured kitchen housing quality Fisher and Paykel stainless-steel appliances including a 900mm oven also boasts a superbly-fitted Butler's Pantry with wine-rack, second dishwasher and room for a refrigerator. A sumptuous powder room caters to guests and residents. Relish panoramas towards Arthurs Seat and over Port Phillip Bay from a wrap-around third level rooftop balcony serviced by another deluxe powder room. Coveted features include plantation shutters, built-in

cabinetry, ducted heating/refrigerated cooling, alarm, abundant storage, gas-fitted barbeques, gas-heated in-ground pool, outdoor shower and two car auto garage with internal entry.

Stroll to local shops, supermarkets, restaurants and cafes or enjoy a walk along the Bay Trail across the road. Well-positioned to public transport, Dromana Primary School, Dromana Secondary College, and Safety Beach Country Club. Only a short drive to the wide variety of shops and amenities at Rosebud and access to the Mornington Peninsula Freeway.

Photos were taken prior to the property being externally painted.

Due diligence checklist - for home and residential property buyers
<http://www.consumer.vic.gov.au/duediligencechecklist>

Price: Contact Agent



Jim Stamatis

0412 778 001
jim.s@lovere.com.au



Jessica Wat

0422 881 301
jessica.w@lovere.com.au

89 Point Nepean Road, DROMANA



ALL INFORMATION CONTAINED HEREIN IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES. DIMENSIONS ARE APPROXIMATE.



LOVE & CO

89 Point Nepean Road

Dromana, VIC