



For Sale

291 sq. m

123B Beach Street, Port Fairy

Exclusive Luxury Beachfront

Nestled along a pristine stretch of Port Fairy's coastline, this extraordinary 'East Beach' property offers luxury and a world-class ocean panorama. Truly a once-in-a-lifetime opportunity to own a front-row seat on Beach Street.

Perched on a 291sqm double block, 'Aqua Luna' offers picture-postcard coastal views stretching along Port Fairy Bay. The lifestyle that this home enables will surprise and uplift. Whales drift past, dim squid boat lights shine on the horizon at night, mesmerising sunsets, surfers gliding along the waves at all hours of the day. Living here, you will experience a beautiful life, living in an historic coastal fishing port that offers everything you could ever need.

Spanning two generous levels and connected by a gorgeous timber stairwell, this home boasts four bedrooms, two bathrooms, two spacious living areas both upstairs and down.

For Sale : \$3,500,000

Ian Baudinette

0355 681904

0488 622 005

ian@gleesonre.com.au

The double-storey townhouse's interior is bright and expansive, yet soft and calming. Upstairs includes an open Family Room, Dining area and Kitchen facing the ocean, and the master bedroom with walk-in-closet, bathroom and toilet servicing both the living and bedroom. The home's ocean front aspect bathes it in natural light. The upper level showcases a stunning island kitchen and a full suite of quality appliances, making it the heart of the home. The open living area is an entertainer's dream, featuring soaring ceilings, entertainer's kitchen, and a spacious living room, centred around capturing 'those views'. And just when you think it can't get any better, the master suite opens to a balcony that boasts breathtaking views of Port Fairy Bay.

Downstairs living offers a second spacious living room, three-bedrooms, laundry, bathroom and a single car garage. Expansive floor-to-ceiling windows flood the living area with natural light, complemented by the neutral white palette and timber interior.

The fabulous outdoor entertaining decking, truly a beach lover's dream. There are 4 bedrooms and 2 bathrooms, making the home suitable for a holiday rental or permanent dream home. Each bedroom offers plenty of space, built in robes and come with unique inclusions in each room, such as floor-to-ceiling cabinetry and shelves and plantation shutters.

Beyond the house, step onto the beach to activate a lifestyle that is energising and enriching. With waves suitable for all ages (weather depending), body surfing, ocean swimming, small surf breaks on offer and long beach walks with the family; all at your front doorstep.

Beach Street is a one-way street and has been protected from wave energy by a significant rock revetment built on the beach. The traffic is minimal, slow and not intrusive. Situated only minutes from the charming town centre, close to the only seafood takeaway in town and the beach-front 'Charlie's on East' café and a very short drive to Port Fairy's world-renowned golf course.

This property has been an adored holiday home and very successful short-term accommodation rental for over 20 years and can readily continue to be so. The sale offers the option to include the current furniture and chattels.

Contact Jeremy Gleeson or Ian Baudinette to arrange an inspection today.