

SOLD



1-3 Royal Ave, Portsea



Powerful Potential in Prime Portsea Position

Surrounded by luxury family estates in an exclusive Portsea neighbourhood, this unique showcase of space is primed for a new lease of life on a commanding corner allotment. Embrace a classic Portsea lifestyle with all the benefits! Walk to the white sands of Shelley Beach, crowd-pleasing cafes and wine bars, boutique village shopping and, best of all, stroll home from the pub in minutes.

Boasting two significant street frontages, take full advantage of approved plans and permits and create 2 supersized trophy homes over a wide-reaching 1,408m² (approx.). Space is maximised, natural light is accentuated, views are far-reaching and entertaining in style will become second nature.

Beautifully balanced and considered throughout, the architect-designed plans reveal a perfect pair of entertainers each boasting 5 palatial bedrooms, 4.5 opulent bathrooms, gallery-sized living/dining, and a fully integrated kitchen and butler's pantry with top-of-the-range Miele appliances. Additional living space is

4 2 2

Price	SOLD
Property Type	Residential
Property ID	2293

Agent Details

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provided by a work-ready home office, an upstairs retreat and a cinematic home theatre, while alfresco excellence is assured with a showpiece pool, sweeping deck and a commanding balcony.

Special features include a mud room, large laundry, ducted heating and refrigerated cooling throughout, a 2-car garage with rear roller door for potential boat storage and so much more. This opportunity is further enriched by the current 4 bedroom, 2 bathroom home offering the perfect getaway with exceptional short-term rental potential while details are finalised.

A rewarding opportunity from all angles, every conceivable indulgence has been addressed and delivered with passion, purpose and precision. Secure your very own singular Portsea address today!

At a glance...

- * Far-reaching 1,408m² (approx.) block with approved plans and permits for dual occupancy
- * Activate two supersized 5 bedroom, 4.5 bathroom luxury homes
- * Current 4 bedroom, 2 bathroom home ideal for leasing out while plans are set in stone
- * Walk to Portsea Village, the pub and Shelley Beach with easy access to surf beaches and Sorrento

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