



13 Mitchell Grove SEPARATION CREEK, VIC

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LUXURY BEACH LIVING

A stunning architect designed 2 year old house brilliantly designed to enjoy a view from every room.

The sunny roof top deck is unique to the area and panoramic ocean views are complimented by the beautiful blue gums to the rear.

Designed with the family in mind, the home provides great separation and break out spaces. A large living area on each level and spacious kitchen/dining area upstairs. Master/Ensuite up top and 2 large bedrooms plus bathroom on lower level.

Expansive decking surrounds the property and great storage exists. The car access to entry level is also a key feature.

The gourmet kitchen is beautifully appointed and complimented by dining area in close proximity. A very social inclusive environment.

Comfort is provided with wood fire heating, panel heating, ceiling fans and expansive windows and glass doors throughout allowing an abundance of natural light.

Price: \$1,500,000

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The floor plan for the second floor is shown in yellow. It includes three bedrooms: BED 1 (4.5 x 3.5m), BED 2 (3.5 x 3.4m), and a large RUMPUS (6.9 x 4.7m). The RUMPUS has a fireplace on the left wall and a large window on the right wall. A central hallway provides access to the bedrooms and the RUMPUS. To the right of the RUMPUS is a BATH (3.5 x 3.4m) with a bathtub, toilet, and sink, and an L'DRY (Laundry Room) with a washer/dryer area. An ENTRY (3.8 x 2.4m) with a closet (STORE) leads to the RUMPUS and the BATH. A staircase labeled 'UP' is located near the ENTRY. A closet (STORE) is also located between the BATH and the ENTRY.

The first floor plan features a large central living area (9.0 x 5.0m) with a fireplace on the left wall and a built-in bench. A wide deck is attached to the top of the living area. To the right of the living area is a kitchen (3.0 x 3.0m) with a sink and stove, and a dining area (3.0 x 3.0m). A central void contains a staircase. To the right of the dining area is a master bedroom (3.7 x 3.2m) with an attached deck. A bathroom is located between the kitchen and the master bedroom. A small 'CHILL' area is situated between the living area and the dining area. A small 'P' (pantry) is located between the living area and the kitchen.

THIS FLOOR PLAN IS A SKETCH ALL DATA SHOWN IS GENERAL ONLY NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS DEFINITE