



227 Boundary Road DROMANA VIC

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A cutting-edge coastal residence that exemplifies privileged beachside living and enviable outdoor entertaining, enjoy panoramic views across Port Phillip Bay from both levels of this superb five-bedroom home.

Configured to maximise the light and breathtaking water vistas, the residence boasts a generous living and dining area with timber flooring, wainscoting and a bank of bifold glass doors opening to an expansive alfresco balcony with a gas log fireplace and built-in cocktail bar with triple bar fridge backdropped by the bay.

At the rear, an alfresco courtyard with a built-in grill and a frosted pergola provides an alternative setting to dine outdoors before sparking up the firepit under the moonlight, while a home theatre with an entire wall of shelving downstairs is ideal for quiet movie nights over a glass of

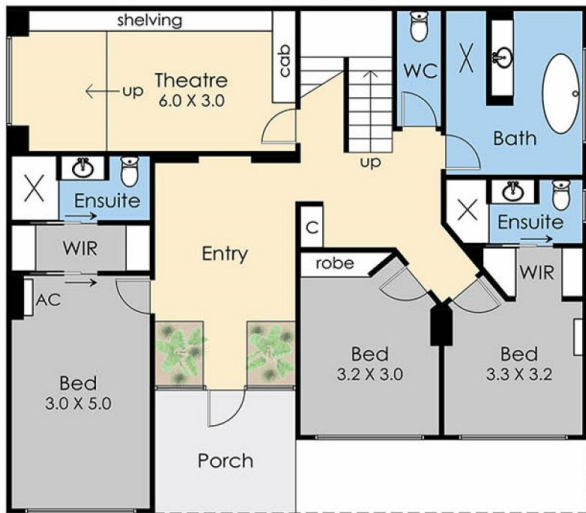
Price : \$1,950,000 - \$2,145,000
Land Size : 1003 sqm
View : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/dromana/residential/house/7953977>



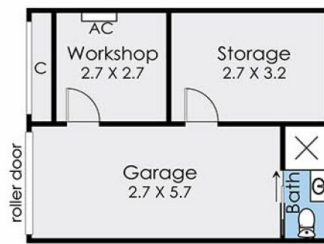
Marcus Gollings
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Indi Fisher
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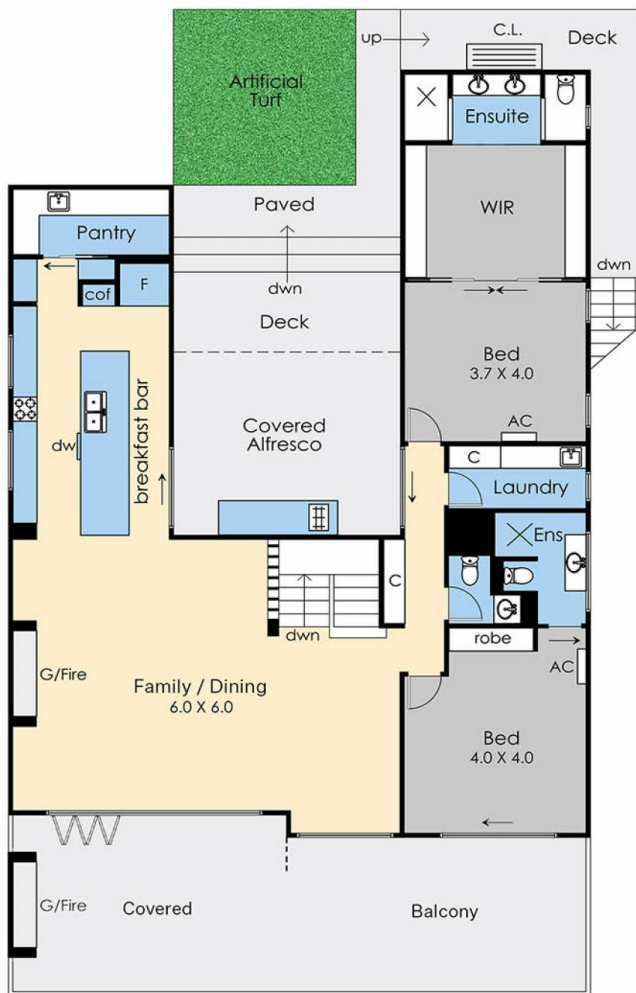


Lower Floor

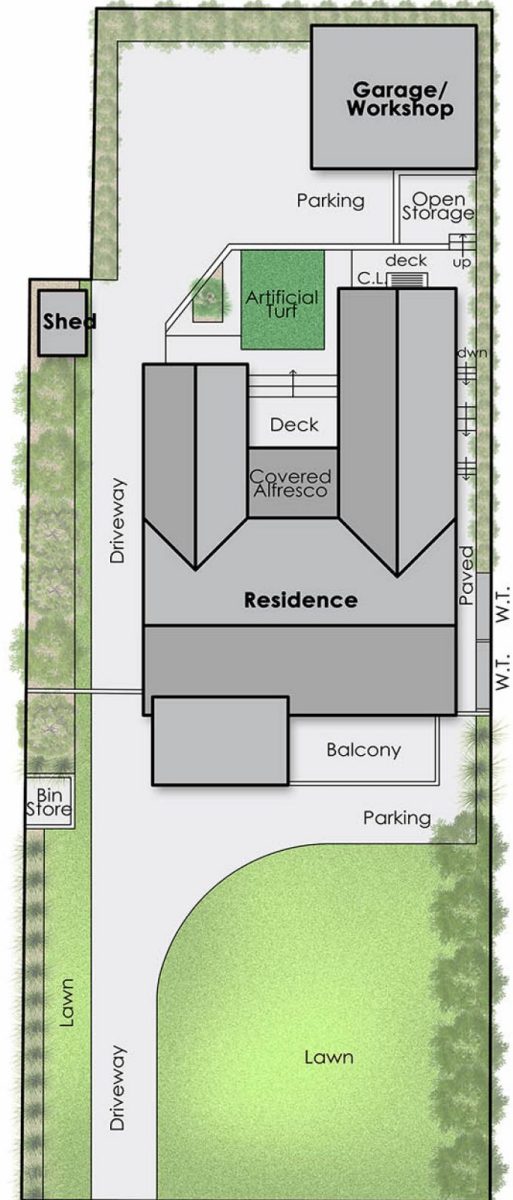


Garage
(not in position)

Internal Area =
30 squares (approx.)



Upper Floor



Site Plan

227 Boundary Road, Dromana

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222