






**31 Edwards Point Road St Leonards VIC**

**3**  **2**  **1** 

**The Feel:**

A leafy hideaway just moments from the sparkling waters of Port Phillip Bay, this superb 3-bedroom home offers a tranquil oasis of relaxed spaces, where quality finishes meet an abundance of natural light and generous room proportions. Inspiring idyllic relaxation, the two-storey layout has been designed to maximise the home's verdant setting, with beautifully updated interiors integrating seamlessly with indoor and outdoor living zones. Bordering the Edwards Point Wildlife Reserve this exclusive address encompasses pristine beaches, scenic nature trails and proximity to the boutique St Leonards village, providing the ideal backdrop to inspire a carefree coastal lifestyle.

**The Facts:**

- Bright & airy seaside home, situated on the edge of the Edwards Point Wildlife Reserve and designed for a carefree lifestyle
- Neighbouring walking track guides you to the sparkling shoreline of Port Phillip Bay within minutes
- A cleverly zoned 2-storey floorplan comprises 3 bedrooms, 2 bathrooms & 2 spacious living zones
- Immaculately presented interiors are characterised by

**Land Size** : 504 sqm

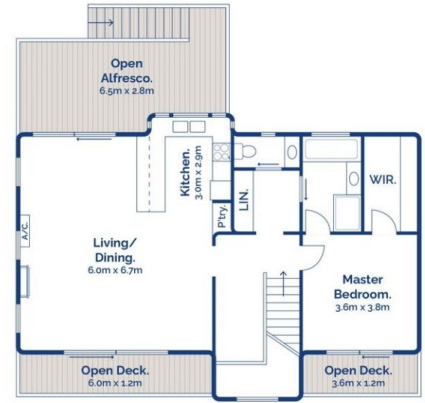
**View** : <https://www.bellarineproperty.com.au/7315139>



**Lee Martin**  
**03 5297 3888**



**Lachlan Preiato**  
**03 5254 3100**



31 Edwards Point Road, Saint Leonards

bellarine **b** property  
rentals. commercial. sales. projects.

Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.