



BEAUFORT

Resort living on the edge of the green

- Architect-designed contemporary residence
- Positioned on golf course edge with fairway views
- Light filled interior with glass roofed cylinder
- Miele appliances with gas cooktop
- Polished concrete flooring and matt cork tiling
- Underfloor heating and air-conditioned throughout
- Just 15km to Geelong and 100km to Melbourne
- 1.5 hours to Melbourne Airport

Set on the edge of the Thirteen Beach Golf Links Course in the popular coastal township of Connemara in regional Victoria lies Beaufort an award-winning residence that fully embraces the serenity of its surrounds.

Designed by specialist architect Michael Morris and built by master builder Mark Kluwer, this contemporary four-bedroom home occupies nearly 300sqm of open and airy internal living space all of which has been cleverly crafted to meld into the landscape via the extensive use of natural materials.

Boasting spotted gum cladding with modules of folded zincalume steel and painted cement sheet, entry to the home is via a central axis with views to the first fairway and beyond. Nearby the heart of the home is divided by a central vertical plane and complemented by

Expressions of interest

 1  4  2.5  2  884 m²

For more information or to arrange an inspection please contact
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luxury properties



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polished concrete floors and matt cork tiling used through the unique living, kitchen and dining spaces.

Reflecting a casual holiday lifestyle with a neutral colour palette to match, Beaufort has all the luxurious high-end fixtures and fittings you would expect to find in a home of this nature including underfloor heating, reverse cycle air-conditioning, gas-boosted solar hot water system and a lustrous lighting plan.

An impressive glass roofed cylinder captures the morning light and folds around a circular table to provide an intimate breakfast space while small private internal courtyards provide an assortment of options when it comes to alfresco evening dining or a casual cocktail in the late afternoon sun.

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luxury properties

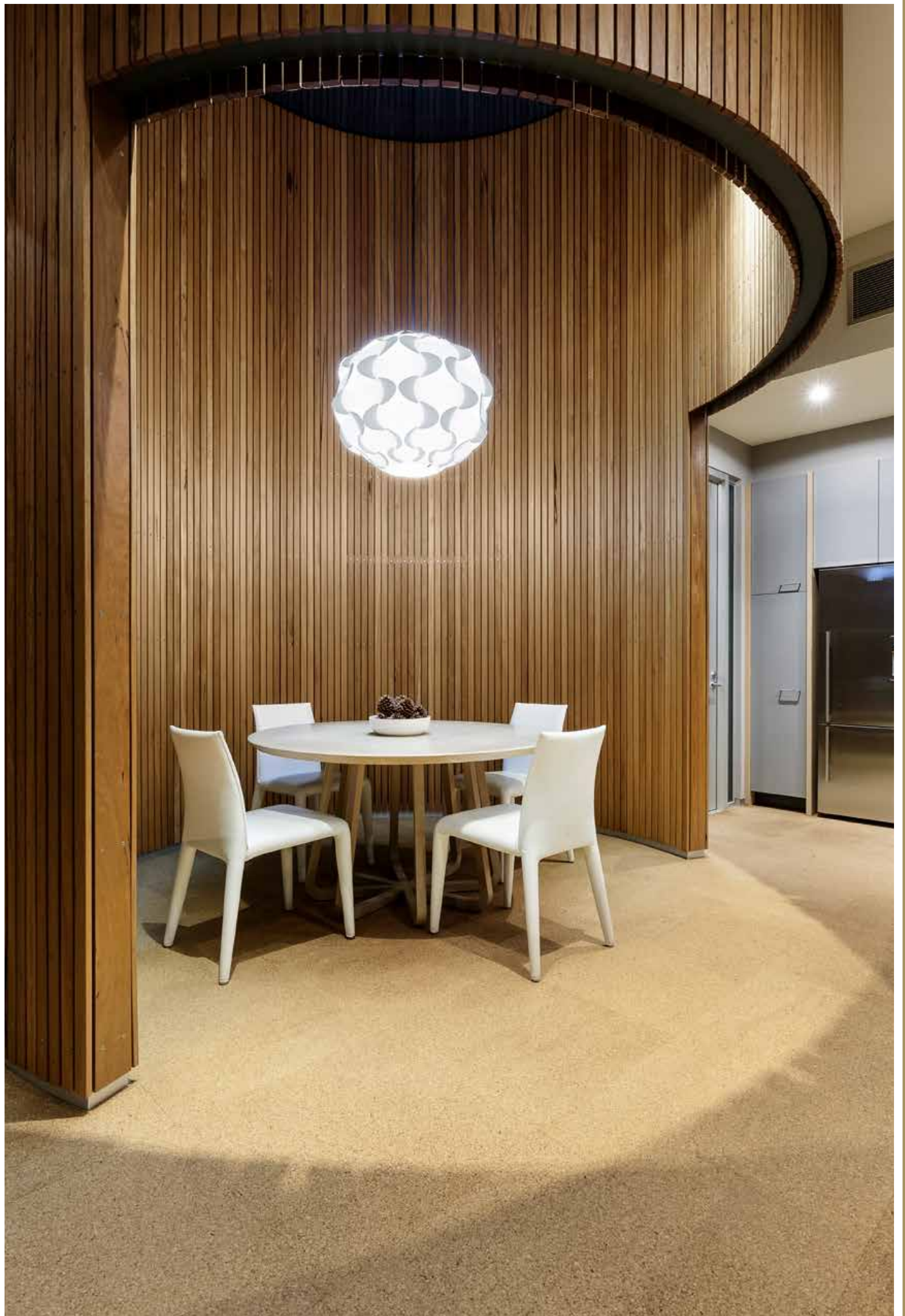


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PROPERTY FACT SHEET

Aspect: Easterly

Views: Garden

Height above sea level: 8.2 mtr

Coordinates: 38° 16'28.49" 144° 27'33.45"

Zoning: COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 1

Construction: Block

House Size: 295sqm

Year Built: 2014

Water Supply: Mains

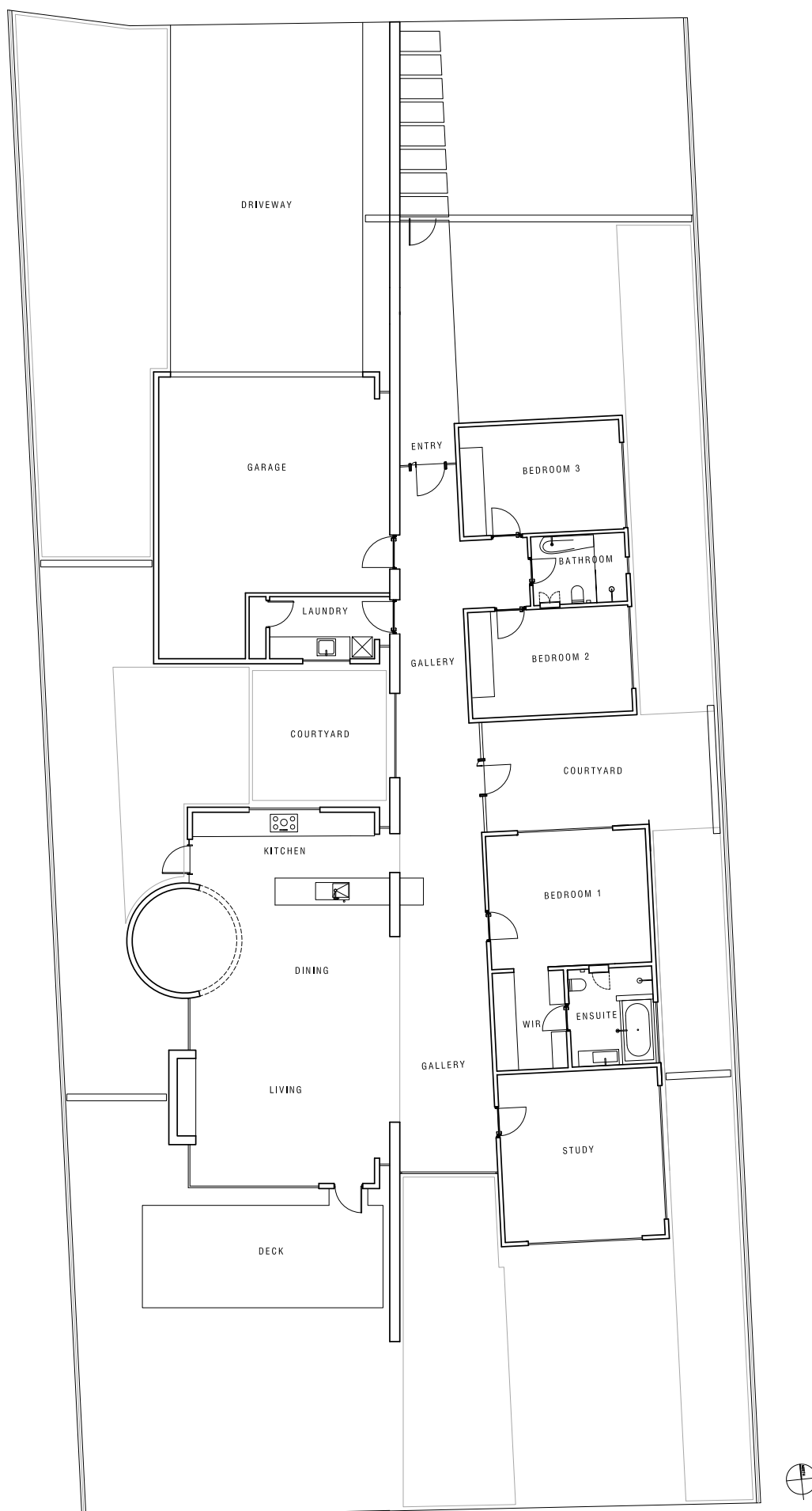
Power: Grid

Sewer / Septic: Mains

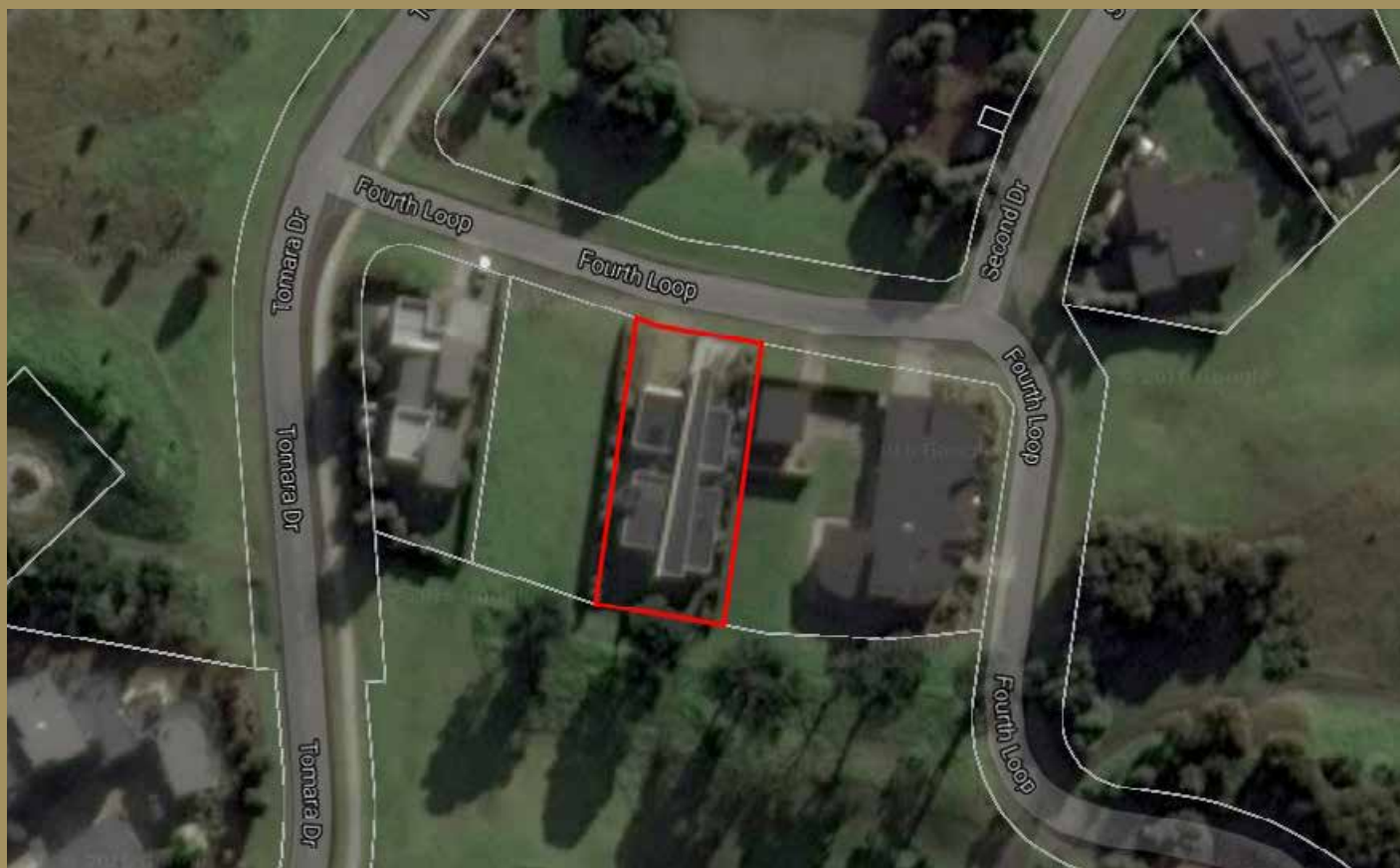
Near Schools: Grovedale primary school, Oberon High school, Belmont high school, Nazareth catholic primary school, Barwon Heads primary school, Ocean Grove primary school

Nearest University: Deakin University

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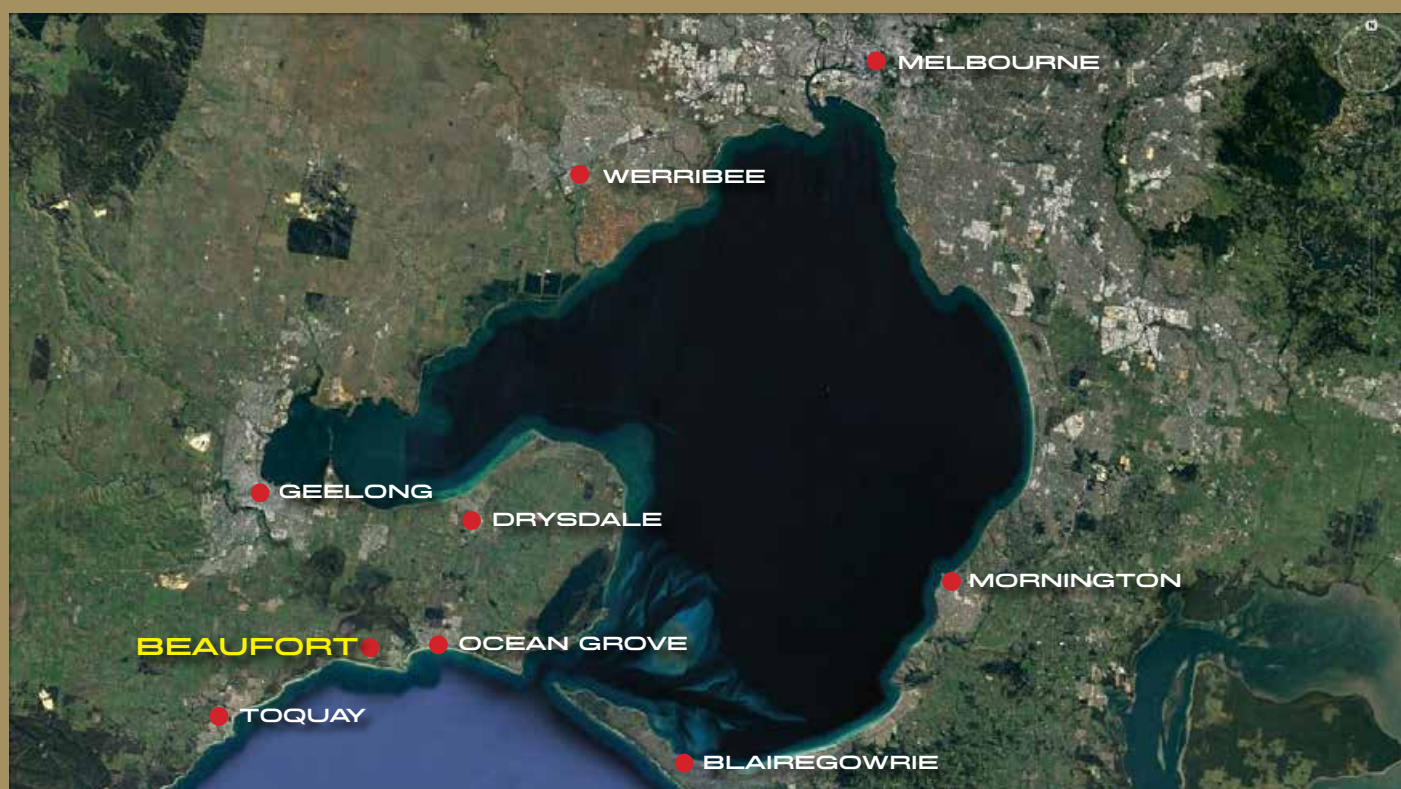


57 FOURTH LOOP, BARWON HEADS, VIC 3227



Boundary is approximate area only

LOCATION MAP



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