



**1/3 VICTORIA STREET**

**INVERLOCH, VICTORIA**



# Beautiful finishes throughout.

Some properties are easy to understand from a photo. This is not one of them. 1/3 Victoria Street sits on one of Inverloch's most coveted addresses and rewards the buyer who arrives in person. From the street, it hints at something special. Step through the gate and into the gardens, and it delivers. Set on a generous 595 square metre allotment with full landscaping front and rear, this architecturally considered two-bedroom, two-bathroom residence has been designed for people who live well and entertain effortlessly. Two substantial decks -- one to the front, one to the rear - create an indoor-outdoor flow that feels more coastal retreat than permanent home, yet offers every comfort of the latter. Inside, the open-plan living and dining area is light-filled and considered. A cast-iron fireplace anchors the space with warmth in winter.

# Space Privacy Location.

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**\$945,000 - \$995,000**

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**2 bedrooms**

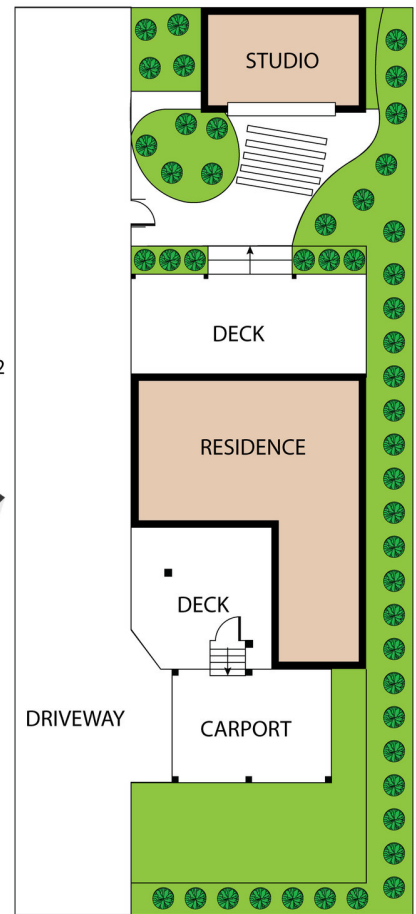
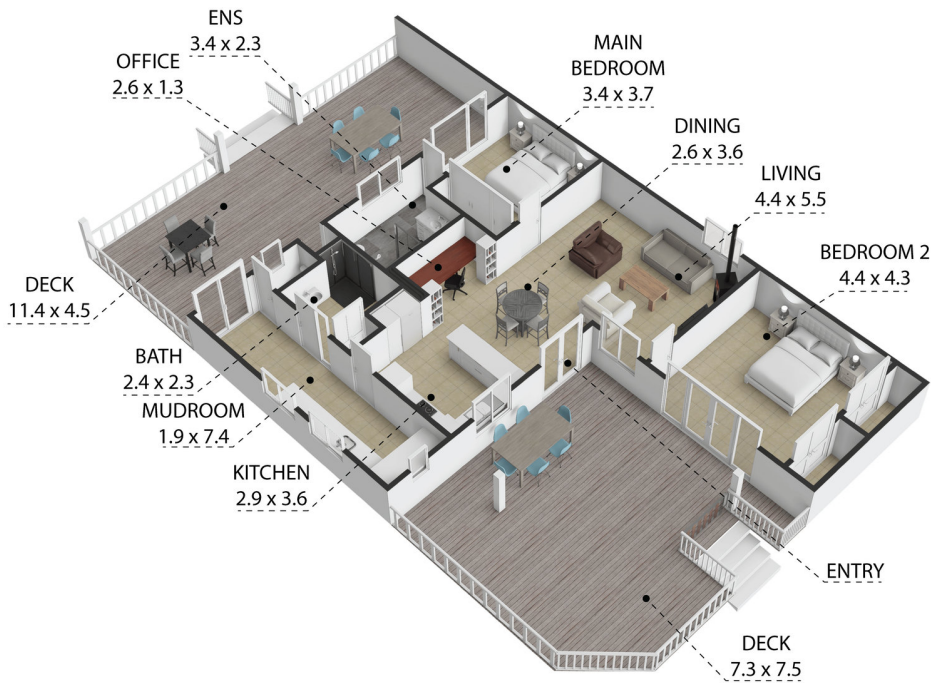
**2 bathrooms**

**227 sqm**

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For the creative, the hobbyist, or the buyer with guests in mind, the detached studio and workshop adds a dimension rarely found at this price point. It is a quiet room away, a place to build, to paint, to write, or simply to close the door. Options abound for those who want them. Outside, the landscaped gardens are genuinely remarkable for a property of this scale. Established, considered, and private -- they frame both decks beautifully and create a sense of seclusion that belies the walkable convenience of the location. And that location is, simply, exceptional.





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# Genuine Coastal Luxury.

Victoria Street is one of Inverloch's most respected residential addresses. A two-minute stroll delivers you to the beach. A short walk reaches the village cafes, restaurants, and boutiques that have made Inverloch the preferred sea-change destination for discerning buyers from Melbourne and beyond. The freeway is approximately 90 minutes away for those keeping one foot in the city. A double carport, dedicated laundry with washer and dryer, and broadband internet complete a property designed for those who want everything in the right order, without the excess they don't need. If you have been searching for a home that holds its ground in quality, its address in prestige, and its lifestyle in genuine coastal luxury -- this is it.

# Presented by your trusted neighborhood expert.



Winner of RateMyAgent's Agent of the Year for 2025, Leo Edwards brings a results-driven, digital-first approach to selling homes in Inverloch and the Bass Coast region. After creating marketing campaigns for some of the world's largest real estate developments internationally, Leo made the sea change to Inverloch with his wife Janelle and son Alfie in 2014. He hasn't looked back. Today, Leo's innovative marketing strategies reach over 30,000 people weekly through curated social audiences, ensuring your property gets maximum exposure to qualified buyers who either love, or would love to live in Inverloch. Unlike traditional agents, Leo takes a data-driven approach to pricing and marketing. Using advanced market analysis tools and his deep understanding of what buyers actually want to see, he consistently achieves superior results for his vendors—often selling properties that other agents couldn't move.



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