

95 Countess Drive, St Leonards VIC 3223



Set within the exclusive Bay Breeze Estate in St Leonards, this exceptional 448sqm (approx.) parcel of land presents a rare opportunity to create a bespoke coastal residence in one of the Bellarine Peninsula's most desirable seaside enclaves.

Perfectly positioned just moments from the shoreline, this premium allotment offers an enviable lifestyle where morning beach walks, rounds of golf, and relaxed afternoons at nearby cafés and local establishments become part of your everyday routine. With the golf course only metres away and key amenities all within easy walking distance, this is coastal living at its finest.

Defined by its generous proportions-approximately 16 metres in width and 32 metres in depth-this impressive block provides the ideal canvas to design and build a sophisticated architectural home (STCA) that captures the essence of relaxed luxury by the sea.

A Statement in Lifestyle & Investment:

Luxury Coastal Residence: Craft a stunning designer home tailored to your lifestyle in a premium beachside setting.

Boutique Co-Living Opportunity: Capitalise on evolving lifestyle trends with a high-end co-living concept (STCA) in a sought-after coastal destination.

Dual Occupancy Potential: Explore the flexibility for a dual-income development (STCA), maximising both lifestyle and return.

Exclusive Holiday Retreat: Create a refined holiday home or premium Airbnb

offering, appealing to discerning guests seeking a coastal escape.

Surrounded by natural beauty and a thriving community, this location continues to attract strong demand from homeowners, investors, and holidaymakers alike.

Secure your place in this tightly held coastal pocket and bring your vision to life—where luxury, lifestyle, and opportunity converge.

Disclaimer: All dimensions are approximate. The information provided is for general purposes only and does not constitute any representation by the vendor or agent. Buyers are encouraged to conduct their own due diligence.