

**COAST & COUNTRY**

KERRIE O'BRIEN

**PORTSEA**  
48 Wattle Grove

PORTSEA may be owned largely by Melbourne's "old money" but this stunning property will appeal to anyone with a discerning eye and a penchant for the good things in life.

Built just six months ago, the 45-square house was architect David Dennis' first project. He is a fan of natural materials and makes extensive use of wood and stone throughout the property, which was built by Individual Builders of Mt Martha.

The main entrance is via a wooden walkway, bordered by a 25-metre long water feature that lights up at night. The outside of the house is timber and a layered stone that changes colour with the time of day; it is flecked with occasional tiles of red and green.

A wall of floor-to-ceiling windows is the main feature of the huge open-plan kitchen and living room. A three-metre wide white stone block abuts the main bench, an ideal space for entertaining or dining.

On the opposite wall, Wattle paneling disguises cupboards and the pantry. Miele appliances and a built-in coffee machine complete the kitchen.

Floors throughout the house are a polished Victoria ash. The two main bedrooms lead off the living room, each with an ensuite overlooking a Japanese-style garden.

Adjoining the kitchen and living room is a separate, sunken living

space, designed with children in mind. A heavy roller door separates the two spaces, leaving each generation in privacy.

Leading off this alternate living room is the second "wing" of the house, with two bedrooms and a study, all of which look out to the pool and decking area.

It is an impressive debut, with clever design devices like a corridor with windows that run from the floor up to almost a metre high.

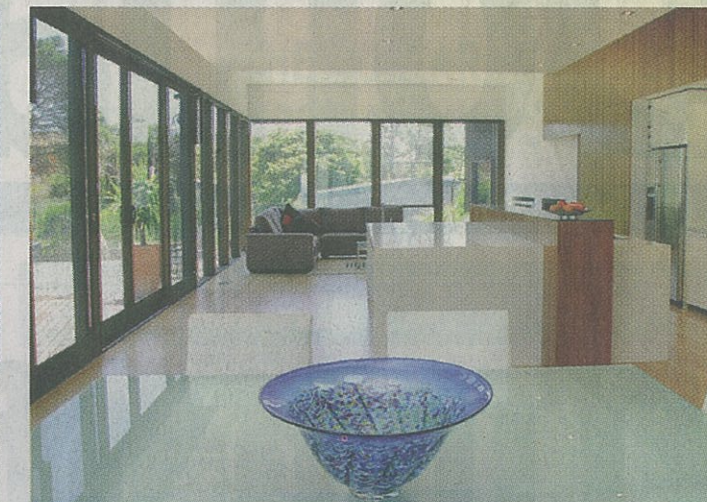
Looking out onto the garden, you seem to be looking out into the desert. The sizeable gardens, front and back, seem inspired by the Australian outback, complete with sands, spinifex grasses and gum trees.

Designed by EcoScapes Landscaping, they are beautiful in their simplicity as well as practical, as they're drought tolerant and low maintenance.

Outside the main living area, a deep-blue oblong-shaped pool sits indeck, above the full-size tennis court. It is fenced off with a clear partition.

Situated just a few minutes' drive from Portsea town and a 15 minute walk from Portsea back beach, this contemporary property will provide a luxurious home away from home – if you can bear to leave it, that is.

**ESTIMATED PRICE: \$2.5 million plus**  
**AUCTION: 12.30pm Saturday**  
**January 22**  
**AGENT: RT Edgar Portsea**  
**(Izzy Moran 0439 840 550)**



**OUR FAVOURITE PLACES**

HUGH MARTIN

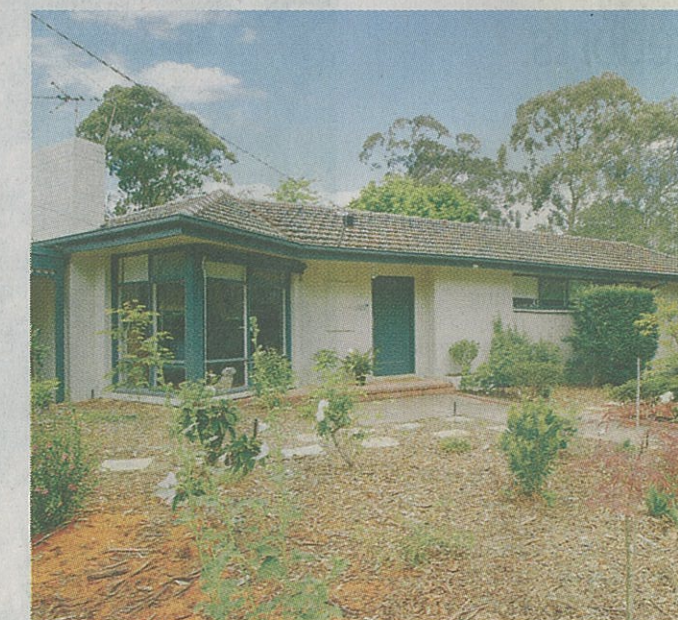


The weatherboard house at 74 Thackeray Road, Reservoir, has a side entrance leading off a wide, brick-paved driveway. Recent renovations have maximised the use of natural light, with a large family room at the rear of the house overlooked by a modern kitchen with granite benchtops. Its three bedrooms, all with built-in wardrobes, are positioned near a central bathroom. The house is for private sale by Barry Plant Doherty (9460 5066). Expect more than \$460,000.



"The Breck" at 340a Dandenong Road, East St Kilda, is a classic older-style apartment block and its apartments have undergone a recent refurbishment. Each apartment has a new kitchen and bathroom, polished floorboards run throughout their bedrooms and living areas, and there are security entrances and undercover parking. For private sale

This four-bedroom house at 3 Dawson Avenue, Brighton, is positioned on the inner bayside's Golden Mile. Built in 1911, the house features a lounge, dining, meals, family and rumpus rooms. It comprises nine main rooms with two bathrooms and is surrounded by landscaped gardens. A paved entertainment area at the rear of the house overlooks an in-ground pool. The property is within a short walk of parks, cafes, the beach and shops. It is for private sale through Hodges (9596 6066). Expect \$1.78 million.



An architect-designed extension, below, sets the house at 6 Marbray Drive, Glen Waverley, apart from much of the market. This four-bedroom house, above, is brick, with the extension completed in timber. Built-in wardrobes are featured in the bedrooms, with a study or computer room positioned on a mezzanine. An open-plan living area is positioned at the rear of the house, with large windows overlooking a big rear garden. The house is for private sale through Cantwells real estate (9819 9999). Expect \$575,000

