

Bass Coast Beach Houses From $475,000

Beach houses in Inverloch, Cape Paterson, Kilcunda and Venus Bay from $475,000, around two hours from Melbourne

13 PROPERTIES

5 SUBURBS

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73 Inlet View Road, Venus Bay

$475,000 - $520,000

2 1 1 681m² • House

Retro A-Frame Charm, Moments to Town, Inlet and Surf

There are homes, and then there are A-frames. Instantly recognisable and impossible to replicate, they have a character that newer builds simply cannot match: raked timber beams, a soaring pitch overhead and light that pours in from end to end. Recently refurbished with quality equipment and appliances throughout, and sitting just behind the Venus Bay township, this is as good an example as you will find on this stretch of coast.

The ground floor is built around a generous open plan living zone of almost seven metres by seven, where a wood heater anchors the room and an open timber staircase climbs to the loft above. Concrete floors and warm timber panelling keep things relaxed and low maintenance, so sandy feet and wet towels are part of the plan. The kitchen and dining area sits off the living space and has been updated with a brand new Westinghouse oven and rangehood. A brand new Fujitsu dual head split system keeps both levels comfortable all year.

The bathroom is a real highlight, finished with a bespoke handcrafted Woollybutt timber vanity and riverstone basin, alongside a Caroma toilet and separate shower.

Upstairs, two bedrooms sit beneath the pitch of the roof. The master opens through sliding doors onto an elevated balcony that looks out across the treetops, and with a cold drink at the end of a beach day, it is hard to think of a better spot in town.

Outside, 681 sqm of established coastal garden gives the home a private, tucked-away feel, with front and rear access, off-street parking and a rear patio.

Behind the charm is something most Venus Bay homes do not have: real water security. The house draws from two



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68 Anglers Road, Cape Paterson

$635,000 - $675,000

2 1 2 511m² • House

Sun, Sea & Shed - A Cape Paterson Rarity

Nestled in the serene coastal village of Cape Paterson, 68 Anglers Road is a home that knows how to follow the sun. A north-facing rear patio and a front timber deck mean you're never far from the light -- morning coffees out front, long afternoon sessions out back. It's a simple idea, and it works beautifully.

This immaculately presented 2-bedroom, 1-bathroom home of thoughtfully designed single-level living, where warm vinyl plank flooring, soft coastal tones, and sweeping sliding glass doors create a seamless flow between inside and out. The sun-drenched living and dining area is the heart of it all - generous, relaxed, and framed by lush green surroundings on every side.

The kitchen delivers where it counts: sleek white cabinetry, stainless steel appliances, and a breakfast bar that earns its place whether you're entertaining or simply easing into the morning.

Both bedrooms are quietly inviting - the master dressed in soft neutrals with garden views, the second with easy access to the main living areas. The bathroom is stylishly appointed with a timber-look vanity, glass-enclosed shower, and earthy slate-toned tiles.

Then there's the garage. A 7 × 6 m powered shed is genuinely rare in Cape Paterson - room enough for the boat, the bikes, the boards, and everything else a coastal life tends to accumulate.

Some moves just make sense.

For the down-sizer ready to trade the big block and the upkeep for something smarter, or the first-time buyer looking for a genuine foothold on the coast, 68 Anglers Road is exactly that - a home that fits your life without compromise.



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28 Overlook Drive, Inverloch

$645,000 - $695,000

2 1 2 394m² • House

Renovated Coastal, North-Facing Deck, Prime Inverloch Corner Address

Imagine starting each morning on a sun-drenched north-facing deck, coffee in hand, with the salt air drifting in from the coast and nowhere you need to be in a hurry. At 28 Overlook Drive, the hard work has already been done, and the Inverloch lifestyle is ready to begin the moment you arrive. This is coastal living without compromise and without a renovation list.

Positioned on the corner of Florida Avenue and Overlook Drive, this freshly renovated two-bedroom beach house occupies one of Inverloch's most convenient and recognisable addresses. The low-maintenance block means your weekends belong to the beach, the foreshore pathway, or the monthly Farmers Market, not the garden. Everything here has been considered for ease of living from day one.

Inside, the new kitchen sets the tone with quality stone benchtops and a clean, contemporary finish that makes cooking feel like a pleasure rather than a chore. The updated bathroom continues the same attention to detail, and fresh paint throughout gives the home a light, welcoming feel that needs nothing more than your furniture and your favourite people. One secure car space completes the practical picture.

The north-facing deck is the heart of the home's outdoor life. Oriented to capture winter sun and long summer afternoons, it is the kind of space that earns daily use across every season, whether that is a quiet breakfast, a relaxed dinner with friends, or simply a place to sit and do very little at all. For a property of this size, it delivers an outdoor experience that feels genuinely generous.

Inverloch itself is the lifestyle that surrounds you. Anderson Inlet offers calm, family-friendly waters while Inverloch Surf Beach draws those who prefer a wave. The Bunurong Coastal Reserve and Marine National Park are within



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4A Hill Street, Kilcunda

$745,000 - $795,000

3 1 2 554m² • House

Architect Designed, Treetop Living, Two Minutes From The Surf

Some homes announce themselves from the street. This one makes you wait until you're inside.

Tucked into a quiet corner of Kilcunda among mature trees, this architecturally designed split-level home reveals itself the way good architecture should, one level at a time. Timber floors carry you from the entry up through the living zones, and by the time you reach the loft lounge with its picture windows framing the treetops, you understand exactly what the architect was chasing. Light, elevation and calm.

The kitchen and dining zone opens through floor-to-ceiling timber doors onto a generous north-facing deck, the true heart of the home for most of the year. There's an outdoor hot and cold shower for rinsing off after the surf, because in Kilcunda that's not a novelty, it's a necessity.

Three bedrooms with built-in robes sit quietly away from the living spaces. Reverse cycle heating and cooling keeps things comfortable year round, and a large solar array keeps the running costs where you want them. A carport plus a separate workshop and storage space handles the boards, the bikes and the projects.

And then there's the location. A short stroll puts you at the beach, the pub or the general store. The trestle bridge and the Bass Coast Rail Trail are on your doorstep, and the George Bass Coastal Walk starts just down the road. Kilcunda remains one of the last genuinely relaxed pockets of the Bass Coast, and homes of this design quality rarely come up here.

This is coastal architecture without the coastal price tag of the postcodes further east. Priced to meet today's market, it's ready for someone to simply move in and start living the life the address promises.



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1/28 Surf Beach Road, Cape Paterson

$749,000 - $820,000

3 2 2 307m² • House

Single Level Beach House in Cape Paterson's Most Tightly Held Position

Cape Paterson holds a fixed number of front line addresses, and the Bass Coast Distinctive Areas and Landscapes settlement boundary means no further ones will ever be created. This is one of them. The coastal reserve sits directly opposite. The sand is a walk across the road.

The distances tell the story better than adjectives do. The Surf Beach Road reserve and playground are under 150 metres away. The coastal reserve is under 200 metres. Cape Paterson Bay Beach and its tidal rock pool are around 220 metres, and First Surf Beach is roughly 400 metres. The Market Place village hub, with the general store, café and tavern, is a very short walk in the other direction. Day to day, the car stays where it is.

The home is single level throughout, which is what makes it work for two very different buyers at once. There are no stairs to negotiate now or in twenty years, and there is no separation between a parent in the kitchen and children in the courtyard. A welcoming porch and foyer open into a light filled living and dining room where high ceilings give the space genuine volume. The kitchen keeps the working zones defined and out of sight when guests arrive, which matters in a house built for long lunches.

Three bedrooms and two bathrooms carry a family comfortably, or hold visiting children and grandchildren without anyone sleeping on a sofa. The master has its own ensuite and walk in wardrobe. An internal laundry, a separate toilet and an outdoor shower for sandy feet handle the practical side, and two car bays keep things secure. At 130 square metres on 307 square metres, the house is generous where it counts and small where maintenance would otherwise accumulate and no lawns to loose the weekend to.

The courtyard is where the address earns its money. A long lunch, a quiet glass at sunset, or a book and nothing on



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74 Bayview Avenue, Inverloch

$765,000 - $835,000

3 3 5 569m² • House

A+ Location With Dual Frontage and Gated Boat Access

Some addresses need very little explanation, and 74 Bayview Avenue is one of them. Set in one of Inverloch's most tightly held pockets, moments from the Anderson Inlet foreshore and an easy stroll to the village, this red cedar home sits among some of the most prestigious residences on the Bass Coast. On a calm evening you can hear the waves from the covered back deck.

The land is what sets it apart. The block has frontages to both Bayview Avenue and Anderson Avenue, which is almost unheard of this close to the water. That gives you off-street parking for five vehicles and unrestricted gated access at the rear for the boat, the caravan or the trailer. Behind the gates is a 4.0 x 6.0 metre garage and workshop with lighting and a built-in workbench, plus a garden shed and a water tank. Covered carports at the front and rear keep the cars out of the weather.

Inside, approximately 165 square metres of floor space is laid out for the way people actually live by the coast. A welcoming entry leads to a 6.6 × 4.7 metre living and dining zone with split system air conditioning. Beside it is a separate family room that works just as well as a second lounge, a kids' retreat or a home office and leads out to a large covered deck. The kitchen has a dishwasher and plenty of bench space. All three bedrooms have built-in robes. The main bathroom features a bath and a separate shower toilet, and the master bedroom benefits from it's own ensuite.
At the rear, a mudroom that leads into a pantry, a third toilet and a combined bathroom and laundry is exactly what you want after a day on the sand or the water.
The home is zoned General Residential, connected to the NBN by fixed line and within the Inverloch Primary School and Bass Coast College catchments.



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19 Anser Place, Inverloch

$795,000 - $855,000

4 2 4 638m² • House

Space to Live, Room to Entertain, Undercover All Year

Welcome to this generously proportioned four-bedroom, two-bathroom Inverloch home, offering approximately 220 square metres of single-level living and an exceptional range of undercover outdoor space. Whether you are looking to downsize without compromise or need room for a growing family, this home has been designed to accommodate every stage of life with ease.

Step inside from the covered porch to a wide entry and a 2.0 metre hallway that sets the tone for the spacious layout throughout. Positioned at the front of the home and well separated from the remaining bedrooms, the master suite is a true standout. Measuring an impressive 4.2 × 5.5 metres, it offers a private retreat complete with a generous walk-in robe and a well-appointed ensuite, providing the kind of space and privacy rarely found in homes of this style.

At the centre of the home, a large family room flows through to the open-plan kitchen, dining and living zone at the rear. The kitchen features an island bench with dishwasher, a walk-in pantry and a dedicated fridge space, and it overlooks both the dining and living areas, making it ideal for entertaining or keeping an eye on the family. With two separate living areas, there is plenty of room for everyone to relax, whether that means grandchildren visiting for the holidays or teenagers needing their own space.

Three further bedrooms are grouped together on the opposite side of the home, each fitted with built-in robes. These are serviced by a central bathroom with a full-sized bath and separate shower, plus a separate toilet. A practical laundry with linen storage and an additional cupboard completes the interior.

Outside is where this home truly shines. A covered rear deck of 5.9 × 4.0 metres, complete with built-in barbecue, offers a year-round space for outdoor dining and entertaining. Running along the side of the home, a covered patio



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4/26 Hopetoun Street, Inverloch

$835,000 - $895,000

3 2 1 154m² • Unit

Private Rear Position, High Ceilings and 300m to the Inlet Foreshore and Village

Around 300 metres separates this home from The Glade, the Anderson Inlet foreshore parklands and the café and retail strip on A'Beckett Street. Tucked privately at the rear of a boutique complex, it is a three-bedroom home built with real quality and designed to be lived in easily, whether that is every day of the year or every second weekend.

Inside, high ceilings and honest original build quality set this home apart from the generic coastal unit. The open-plan living zone feels generous and light, reverse-cycle climate control handles every season, and a courtyard extends the living space outdoors without demanding a weekend of upkeep. Three genuine bedrooms and two bathrooms, including a master ensuite, deliver the separation that matters when family stay over, when two people are working from home, or when the morning routine involves school shoes. A remote lock-up garage keeps the car secure. You'll also enjoy a huge sun drenched deck on the upper level with shade where it matters, perfect for sundowners and BBQ's.

The approximately 156 square metre parcel is the point, not a compromise. This is a true lock-and-leave home: no lawns to service, no large garden to rescue after a fortnight away, and a low-key owners corporation covering the shared driveway and grounds. The rear-of-complex position sets the home back from direct street frontage and traffic, giving a quieter, more secluded feel, framed by the established coastal greenery protected across residential Inverloch.

The village does the rest. Inverloch Primary School sits approximately 300 metres away on Reilly Street, with the supermarket, bakery, pharmacy and medical practice a few hundred metres along A'Beckett Street, and the Inverloch Community Hub and public library around 350 metres. Rainbow Park playground is roughly 400 metres, the



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4 Trawler Drive, Kilcunda

$865,000 - $935,000

3 2 2 768m² • House

Considine & Johnston Build with a North-Facing Aspect, Minutes from the Beach

Built by Considine & Johnston, one of the region's respected custom builders, this single-level home has been designed for comfort through every season on the Bass Coast. Double glazing, full insulation, solar hot water and a north-facing aspect work together to keep the home warm in winter and comfortable in summer, while high ceilings give every room a sense of space and light. It sits on a fully fenced block of approximately 768 m², with three bedrooms, two bathrooms and two car spaces.

The kitchen is the centrepiece of the home. A stone waterfall benchtop crowns the island bench, and the freestanding cooker with gas cooktop, rangehood, dishwasher and walk-in pantry make it a kitchen built for people who cook. The dining area opens through sliding glass doors to the deck and lawn, so indoor and outdoor living flow together naturally. The large covered deck is the place for a slow morning coffee, a family barbecue or a long Sunday lunch with friends that stretches into the afternoon.

The master bedroom includes a walk-in robe and a private ensuite. Bedrooms two and three each have built-in robes, suiting children, visiting family or weekend guests. The main bathroom features a bathtub, and there is a separate toilet and a laundry with linen storage.

Outside, the fully fenced block offers peace of mind for families and pet owners alike, with a patio and dog house already in place. Timber-edged raised garden beds are ready for vegetables and herbs, while established shrubs and flowering ground cover soften the boundaries. A concrete outdoor dining area provides another spot to gather. The oversized garage has room for the car plus the surfboards, bikes, tools and hobbies that come with coastal living.

Life in Kilcunda



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67 Tamara Crescent, Inverloch

$895,000 - $965,000

4 2 2 609m² • House

North-Facing Gardens and Quality Craftsmanship in a Private Setting

Set behind established gardens and a tall hedge, this quality-built single-level home on Tamara Crescent offers the privacy and ease that discerning buyers so often look for. Four bedrooms, two separate living areas and an exceptionally well-appointed kitchen are arranged across approximately 202 square metres, with a covered deck opening onto a private, north-facing rear garden.

The kitchen is the heart of the home and has been fitted for those who enjoy cooking properly. An AEG steam oven and an AEG pyrolytic oven are paired with a NEF warming drawer, both induction and gas cooktops, and a Miele dishwasher. A generous island bench beneath pendant lighting, glass-fronted upper cabinetry and a walk-in pantry make everyday cooking and entertaining a pleasure, while the dining area sits beside large windows overlooking the garden.

Two separate living areas give everyone room to spread out. The family room flows from the kitchen to the deck, while the front living room is a quieter retreat, centred on a built-in fireplace set into a stacked-stone-look feature wall. Ducted gas heating and a reverse cycle air conditioner keep the home comfortable in every season.

The master bedroom sits at the front of the home with a walk-in robe and an ensuite with twin basins. Bedrooms two, three and four each have built-in robes and are served by a main bathroom with a built-in bath and a separate toilet, so visiting family and friends have their own space when they come to stay.

Practical details have been carefully considered. The double lock-up garage has internal access via the laundry, convenient for carrying in the shopping or dropping beach towels straight into the wash. Gutter guard is fitted to the roof guttering, two 1,000 litre grey water tanks supply the toilet, and quality fixtures and fittings feature throughout



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FOR SALE



136 Surf Parade, Inverloch

$1,250,000 - $1,350,000

5 3 5 636m² • House

Room for Everyone, Right Opposite the Surf

Positioned on a generous corner allotment directly opposite the foreshore, 136 Surf Parade is a rare Inverloch offering that genuinely works for more than one household. A four bedroom, two bathroom upper level residence, a fully self-contained ground floor apartment and a detached garden studio sit together on the one property, supported by garaging on a scale that is very difficult to find anywhere on the Bass Coast.

The main residence occupies the entire upper level, where the living spaces have been arranged to capture the coastal light. A 6.2 × 6.0 metre lounge flows through to the dining area and kitchen, and from there straight out to a huge entertaining deck complete with a full outdoor kitchen. This is where summers will be spent: morning coffee in the sun, long lunches with family and friends, and evenings cooking outdoors with the surf rolling in just across the road. The master bedroom features a walk-in robe and ensuite, while three further bedrooms are serviced by a family bathroom and separate toilet.

On the ground floor, a fully self-contained apartment offers a large living area, a separate bedroom and a full bathroom with laundry, opening out to the undercover area. It is ideal for extended family, adult children, guests who appreciate their own space, or a home office with true separation from the main house.

Tucked away in the established garden, the detached studio provides a separate bedroom, its own bathroom and a private sundeck surrounded by mature coastal planting. Visiting friends may never want to leave.

For those with toys to store, the garaging is exceptional. A huge four car garage with a 3 metre door accommodates vehicles, a boat, jet skis and the workshop, with a separate single garage alongside. A large bricked landing pad adds secure hardstand for an oversized caravan or campervan, a feature that so many coastal buyers search for and so



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30 Ennisvale Avenue, Sandy Point

$1,295,000 - $1,395,000

3 2 2 662m² • House

Elevated above the hamlet, uninterrupted across Corner Inlet Marine Park.

Some views are borrowed. This one is permanent. Positioned above the rooftops of Sandy Point with a protected panorama across Corner Inlet and the Marine Park beyond, 30 Ennisvale Avenue offers the kind of outlook that no future development can diminish and no photograph can quite prepare you for. The Hoddle Ranges hold the horizon. The sound of the sea arrives before anything else.
This is a home designed for people who entertain seriously and rest deeply. The main living level opens under cathedral ceilings, where oversized double-glazed picture windows and fixed highlight windows draw northern light from morning to dusk. The kitchen is built without compromise: a waterfall-edge island bench with seating for eight, stone surfaces throughout, a 900mm oven and cooktop, dual refrigeration, and a three-door pantry. The dining table seats twelve. Two separate decks extend the living outward. The front captures the Marine Park views and the warmth of a north-facing winter afternoon. The rear is oriented for shelter and privacy, a proper outdoor dining space that works well into the evening and follows the sun as the day turns.

The middle level holds three generous bedrooms, each scaled for comfort rather than compliance. The main suite includes a walk-in robe and ensuite with walk-in shower and full vanity. The two secondary bedrooms are fitted with built-in robes and plush carpet, with windows that bring light in rather than simply frame it. A central bathroom serves the level, with a discreet powder room for guests. Individual split systems throughout provide year-round comfort, room by room.

The second living space on this level deserves particular consideration. With its own entry and private deck, it operates entirely independently from the main home. Lock it off for visiting family, open it to guests, or run it as a self-contained studio. For buyers managing a property across holiday periods, this flexibility is not a feature on a list.



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9 Seastar Street, Cape Paterson

$1,320,000 - $1,420,000

4 2 2 709m² • House

Sustainable Luxury, Ready Now - Solar, Battery and EV Charging

This is sustainable luxury in its most considered form, set within The Cape, Cape Paterson's nationally recognised eco village. Designed by Adapt Design Group around the path of the sun and built to a 8 star energy rating, this exceptionally spacious residence delivers year-round comfort with far less reliance on the grid. Expansive north-facing open-plan living draws winter warmth across polished concrete floors embedded with recycled blue glass, while feature walls of reclaimed "old red" brick add genuine character to a calm, neutral palette.

For buyers who judge a home by its performance as much as its presentation, the specification speaks for itself. Twenty solar panels generate 6.7kW and feed a 14.3kWh Redback Technologies battery, allowing you to store the day's sunshine and draw on it well into the evening. A dedicated 32 amp EV charge point in the garage means your Tesla, or whichever electric vehicle you drive, is charged from your own rooftop. The home is fully electric with no gas connection, and a 10,000 litre rainwater tank supplies the toilets. Beneath the finishes sit R6.0 ceiling insulation, an insulated slab, triple-sealed custom colour double glazing and induction cooking, so efficiency has been built in from the ground up rather than added as an afterthought.

The kitchen pairs a waterfall stone benchtop with a 90cm induction cooktop, steam oven and dishwasher, supported by deep soft-close drawers and cupboards. A generous walk-in pantry and a connected home office, finished with under-shelf LED lighting, keep daily life organised and clutter-free, while a cleverly concealed laundry maintains the home's clean lines.

Arranged hacienda style around a beautifully private central garden, the four large bedrooms each offer built-in robes and ceiling fans. The master enjoys a spacious ensuite, remote-controlled blinds and floor-to-ceiling sheers, and the



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