



## 454 Newport Ave Oak Bay BC

\$3,250,000

South Oak Bay at its finest. Situated in one of Oak Bay's most desirable neighbourhoods, this exceptional 1913 residence embodies the elegance of the West Coast. Meticulously updated & well-maintained, this home rests on .67 acre next to Anderson Hill Park. From here, enjoy breathtaking views of Victoria Golf Club, ocean, & mountains beyond. You will be impressed with the timeless design of the living space created by a well-known architect Pamela Charlesworth. The large principal rooms retain the 10' ceilings of the era. The kitchen, c/w an inviting eating area, offers direct access to the back garden deck & picturesque walkway leading to Anderson Hill Park. Upstairs, 4 beds, including a peaceful primary bdrm w. elegant ensuite. 3rd level recreational room/office space, boasts awe-inspiring views as a private retreat. Well located to all Oak Bay offers with miles of shoreline, the marina, and the Oak Bay Village with its vibrant shops, cafes, galleries, and restaurants nearby.

Listing Presented By:



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