



9A Nancy Street AIREYS INLET, VIC

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## EASY COASTAL LIVING

As new, low maintenance house set in a quiet court location on 1083 sqm only one street back from the cliff tops.

Absolutely nothing to spend with the presentation of this single storey dwelling absolutely superb.

The house is approx. 19.5 squares and comprises three bedrooms (main with ensuite), separate lounge area and an open plan north facing living/kitchen/dining area which opens out onto an alfresco entertaining area.

A modern bright and open kitchen is complemented by Caesar Stone bench tops and Bosch under bench oven.

This great property is further complemented by a double lock-up garage, walk-in pantry, sp

**Price:** \$745,000

**James Worssam**

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**Peter Boyce**

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**CLASSIC FACADE**  
• All access d

- CLASSIC FACADE
  - All access doors 920
  - 2700 ceilings
  - Platinum Upgrade pack
  - Add 1200mm width to Living, Meals, Alfresco and Garage
  - Deck area as per plan
  - Add WIP with 600 bench and open shelves above and below
  - Add Robs Insert to WIR
  - 2 x aircon split systems
  - rearrange ensuite WIR
  - add area to bedroom stretch forward 440mm
  - Super 15 Foil Board insulation to roof walls ilo batts
  - R5.0 High Performance Battis to roof space ilo std
  - No gas area , all electric

Liv area = 177.3m<sup>2</sup>  
 Garage area = 62.7m<sup>2</sup>  
 Attached area = 18.4m<sup>2</sup>  
 Deck area = 44.6m<sup>2</sup>

