



9 Mitchell Grove SEPARATION CREEK, VIC

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## COASTAL COMFORT

A beautifully maintained holiday home with great views, sun and privacy. An elevated panoramic view is enjoyed throughout the open plan kitchen/living area and under cover verandah that spans the width of the property.

Comprising 2 bedrooms, 1 bathroom, large living, an ocean side deck plus a private rear deck in a tranquil bush setting.

The view features Wye Point, Separation Creek beach below and towering gum trees to the rear. The house is sited on 785 sqm and is positioned to easily add space under the current structure should you wish to extend (STCA).

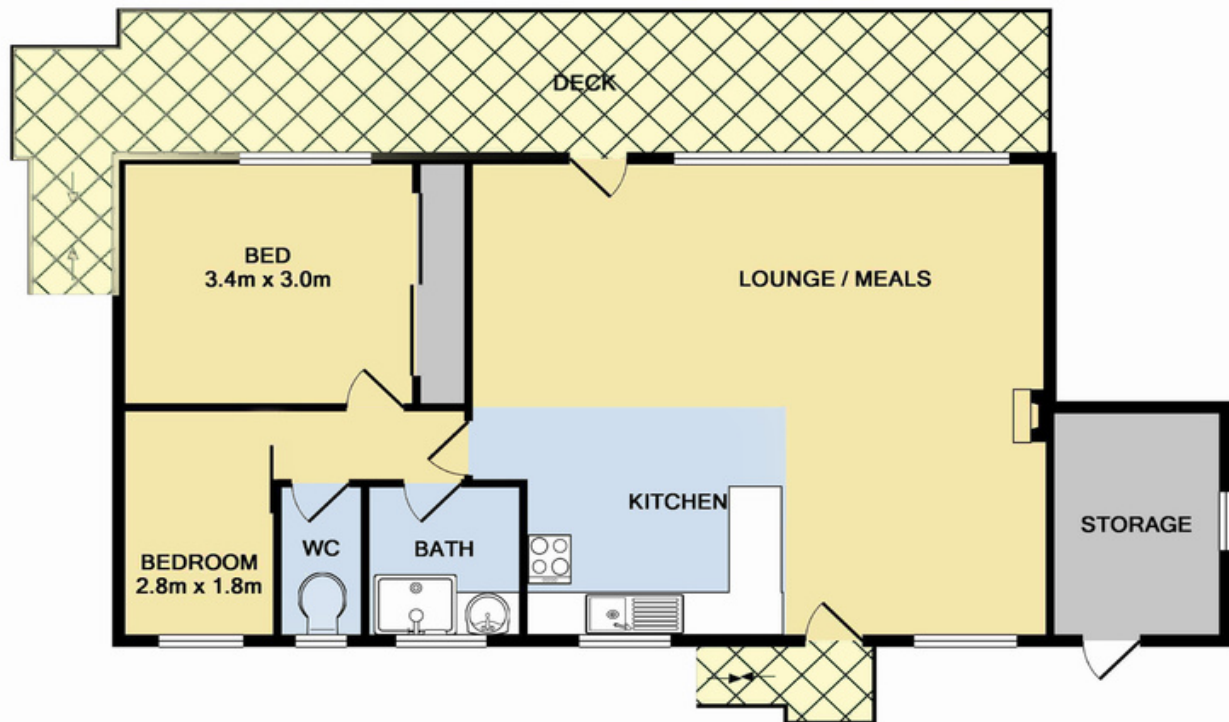
Other features include wood fire heating, carpet throughout and easy driveway access.

Importantly, the adjoining title at 7 Mitchell Grove (720 sqm) is also for sale by the same vendor. An opportunity to purchase both together exists.

**Price:** \$495,000

**Michael Coutts**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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