



2/12 Walker Street ANGLESEA, VIC

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## JUST A WALK AWAY!

A stand-alone single level, independent home that is possibly one of most conveniently located properties in all of Anglesea! As the name of the street suggests you can literally walk to everything, local cafes, supermarket, shops, transport, river, beach are all just a stroll away. The property has a garage which is great because you will never need to get in your car when you are staying here. The home has a lovely feel with a small private garden and sunny north facing aspect. There are 3 bedrooms with BIR. The well-appointed kitchen has an elevated roof line letting the sun and light through. Open plan living and dining room have windows all overlooking the cottage style garden. The bathroom also has an elevated roof line making this a bright room too. There is a private powder room and separate laundry with outside access and entry into the garage. A handy storage shed tucked around the side of house, excellent for storing all the garden and beach equipment. Heating and cooling via a split system however there is a cosy fire place in the living room for the winter months, which just needs to be converted into working order. This well cared for and beautifully presented property ticks all the boxes for low maintenance living or lock up and leave beach house. (enter property from McDougall St)

**Price:** \$595,000

**Nicole Spiteri**



## 2 / 12 Walker Street Anglesea



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