



4 The Bluff WYE RIVER, VIC



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SECLUDED SURFERS RETREAT!

Owner of 40 years now ready to handover this very special private title in Wye River.

A wedge shaped allotment of approximately 1550sqm is beautifully vegetated with native trees and situated in a quiet cul de sac with no through traffic.

The light filled open plan area is surrounded on all sides by decking, part of which is under cover. Ocean glimpses and tree views are enjoyed throughout.

This late 1970's 2 bedroom, 1 bathroom house has a large excavated area underneath that could easily be developed to double the floor area (STCA).

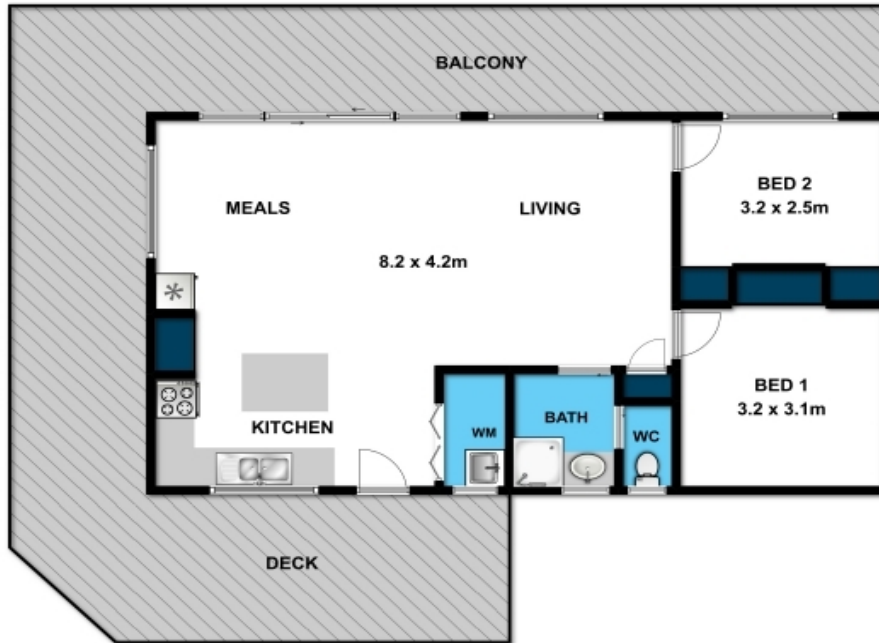
Recent works include re-roofing and new decking to the north side.

Features include ample parking, fantastic child friendly location, an abundance of birdlife, scope to further develop, easy walking distance to the beach and rare seclusion in Wye River.

Price: \$710,000

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Whilst berm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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