GreatOceanRoad
REALESTATE

46 McMahon Avenue ANGLESEA, VIC

3 2 2

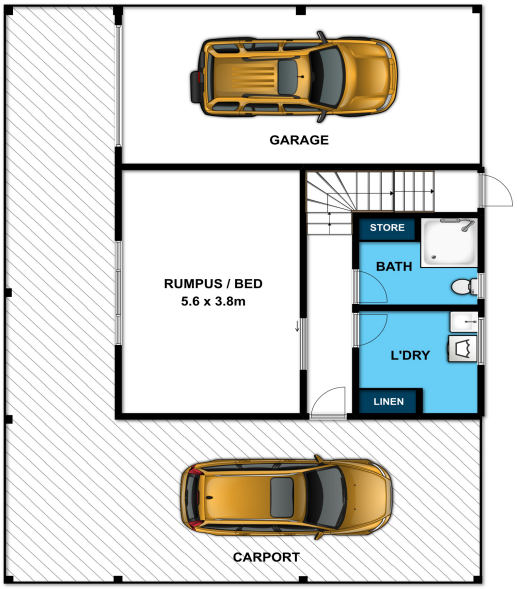
# IMMACULATELY PRESENTED CLASSIC BEACH HOUSE

Capturing vistas across the Anglesea Heath and Golf Course this immaculately presented 3-bedroom home offers a relaxed coastal lifestyle. Upstairs features a large light filled open plan living zone adjoining a huge north facing sundeck, 2 good sized bedrooms with BIR's and central bathroom. A great beach house design with the ground level suited to children or guest comprising of an oversized bedroom/bunkroom, 2nd bathroom and laundry. Although the maintenance and original fittings are of the highest standard, peel back the carpets and you will find pristine hard flooring and great potential to improve with a low cost cosmetic renovation and extend if required (STCA). Or if you prefer, simply walk in, relax and enjoy this well-loved property which has been tightly held for over 30 years. Located close to the beautiful Anglesea Heath and Golf Course but still just 1.5km approx. to Anglesea Patrolled beach. Large, secured storage garage, all on a secluded, well-treed block of land approx. 1250m2 completes one of the best value propositions on the coast.

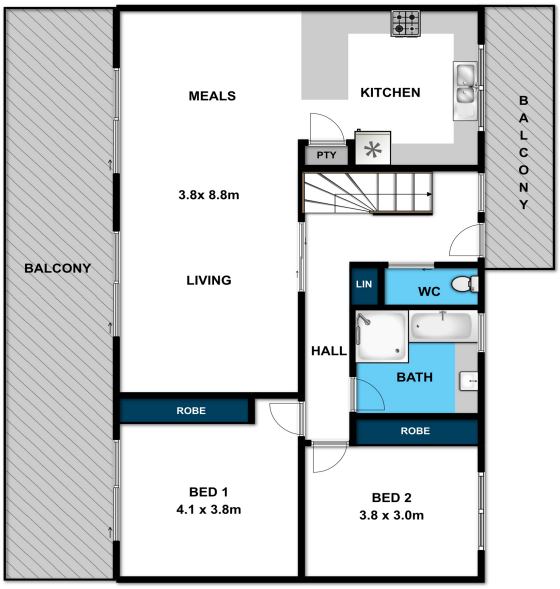
**Price:** $740,000 - $780,000

**Ben Jackson**

0437 380 706




**Ground Floor**




**First Floor**

Whilst **bwrm.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.

## 46 McMahon Avenue

## Anglesea