



3A The Boulevard Wye River, VIC

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## 250 METRES TO THE SAND

A 3 minute walk to the beach, General Store and Wye Pub make this one of the very best locations in Wye River!

Boasting excellent ocean/beach/point views, fantastic all year sun and easy vehicle access to the property. Built by an experienced builder well known to the area with every design element carefully considered to provide an outstanding coastal living experience. Timber flooring, huge decks, stunning bathrooms, large storage, expansive sliding doors/windows, carpeted bedrooms, ceiling fans, wood heater and beautifully appointed kitchen.

Comprising 4 bedrooms, 2.5 bathrooms, double car park at house entry level.

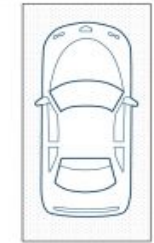
All rooms are generous in size with exceptional ceiling height and lovely natural light.

A rare opportunity to purchase a brand new beach property in Wye River!

**Price:** \$1,500,000

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Car Parking Zone  
(Not In Position)



Whilst [bwr.com.au](http://bwr.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.



## 2/1-3 The Boulevard, Wye River