



13 Niblick Street Anglesea, VIC

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'SERENITY'

This lovely beach house presents incredibly well and in excellent condition. The single level home has 3 bedrooms, master with ensuite and WIR, the additional 2 bedrooms have BIR. The feel of the home is open and welcoming, the spacious main living room has a cosy wood heater so making this house enjoyable in all seasons. There is also a second living and dining room with split system for heating and cooling. The centrally positioned kitchen overlooks the covered entertaining deck which is handy for dining outside and along with capturing the beautiful afternoon sunshine and warmth. The main bathroom has a spa bath as well as shower, great for relaxing after a big day at the beach, round of golf or enjoying the local national park walks. There are windows everywhere you look which is perfect for light and also looking out to the private low maintenance garden. With no work to be done, this property will be well suited to down sizers, entry level, small families, singles or excellent investment opportunity. Additional features include: Sealed driveway with off street parking for two cars, separate laundry, floor boards ad carpet flooring, storage shed, land size approx. 585sqm. Positioned in a quiet location where the only traffic is kangaroos hopping by and birds singing in the tree tops, easy access to the Golf course and club.

Price: \$765,000

Nicole Spiteri



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