



4 Cartra Crescent Kennett River, VIC



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## YOUR OWN PERSONAL KOALA SANCTUARY

A classic Kennett River understated yet highly functional beach home! Comprising 3 bedrooms, 1 bathroom, open plan kitchen/living upstairs plus a huge second living or bunkroom and second bathroom downstairs (via internal access).

A large deck spanning the entire property and expanding over the below structure enjoys a stunning ocean view.

A large double carport also has an adjoining lock up shed.

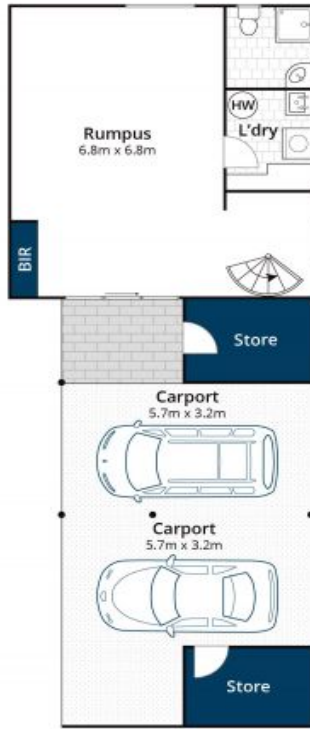
Original pine flooring and 80's decor has been updated in places and creature comforts such as woodfire heating, split system heating/cooling, separate bath to shower provide a comfortable holiday experience.

Lastly, the title of 820 sqm approx. is gently sloping, enjoys sun all year round and is located an easy 4 minute walk to the beach plus the iconic general store.

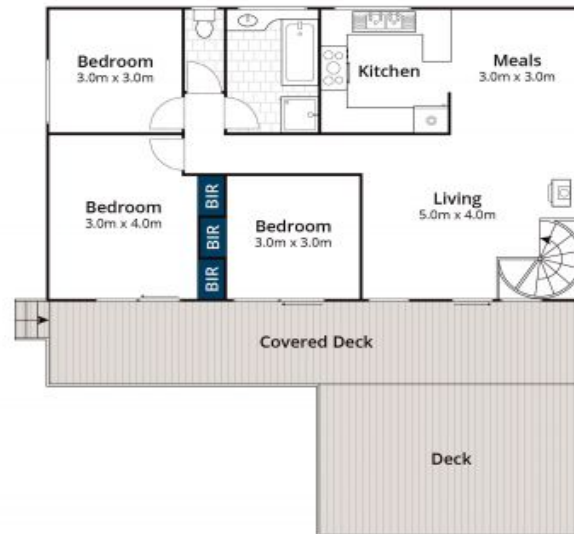
**Price:** \$680,000

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Lower Level



Upper Level

Approx House Area 186m<sup>2</sup>

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.



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