



4 Noel Road Moggs Creek, VIC



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## MUD BRICK IN MOGGS WITH OCEAN VIEWS

Located a mere 200m from the sand of Moggs Creek beach, this unique mud brick house has the rare combination for our area, of a northerly aspect as well as ocean views.

Built in the style of a Queenslander the double storey house possesses numerous internal features, each with a story to tell.

The main bedroom enjoys the morning sun and has the added features of a walk in robe and full ensuite. The kitchen/living/dining area is upstairs and has both polished floorboards and carpet with bay windows and leadlight features.

Downstairs are a further two bedrooms, a large second living area with a combustion heater, a study nook plus a separate laundry and second bathroom with spa bath.

A wrap around balcony follows the sun as well as taking in the ocean views.

Set on a large block of around 1069m<sup>2</sup> the secure back yard is low maintenance and has both

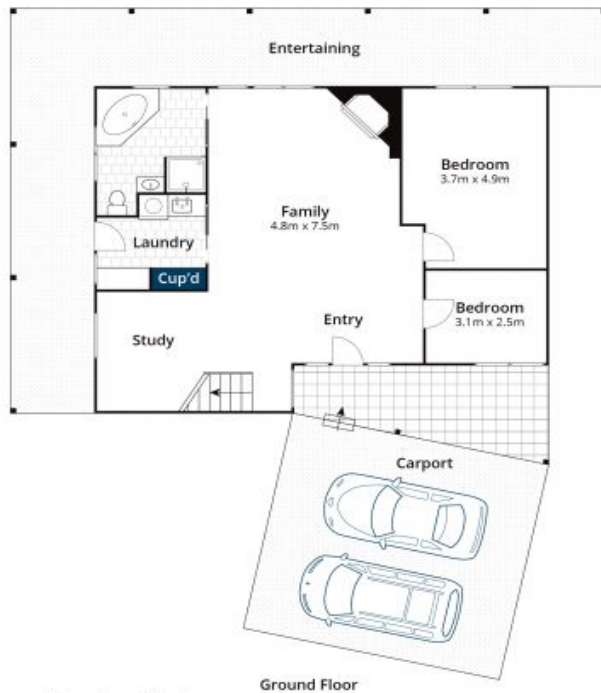
**Price:** \$1,270,000

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

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