



15 Boyd Avenue Moggs Creek, VIC

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## THE BUSH & OCEAN COMBINED

Set on the hill at Moggs Creek with the unique combination of bush at the rear boundary and with extensive ocean views to the front.

Only 300 metres to the sand of the fabulous Moggs Creek beach the property sits on the high side of a quiet no through road with National Park at the end of the street, and offers fantastic privacy and peace and quiet for those seeking respite from the hustle and bustle of city life.

Upstairs comprises an open plan living/kitchen/dining area with polished hardwood floors throughout, a built-in wood heater, plus the ease of a reverse cycle air conditioner. The kitchen is open plan with stone benchtops and stainless steel Bosch appliances throughout. Two bedrooms, a bathroom and a separate toilet are also upstairs.

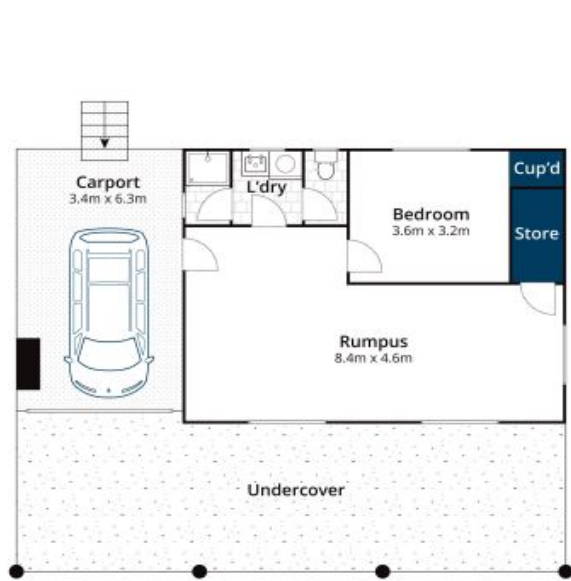
**Price:** 1371000

**James Worssam**

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**Ben Jackson**

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Ground Floor



First Floor

Approx. House Area 166m<sup>2</sup>

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



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