



9 Sturt Court Wye River, VIC

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## UNIMPEDED OCEAN VIEWS!

Perched out on Wye Point, this meticulously maintained (one owner) holiday home offers incredible views that can never be built out.

The expansive 1,400 sqm (approx.) title abuts the Great Ocean Road and offers a raw coastal outlook including the large ocean expanse, waves crashing below, Kennett Point and absolutely no buildings in your view line.

The access includes 3 car spaces literally 10 steps at the same level into the property. Outstanding access!

Comprising 3 bedrooms, a bathroom, laundry and open plan kitchen/dining up top. Also a large 4th bedroom/bunkroom and bathroom with external access below. A teenagers haven or perfect private guests retreat.

A recent renovation to the kitchen, bathroom, floor surfaces, painting and addition of split system, makes this a walk in and enjoy proposition for summer. The landscaping is also superb and easy to maintain complete with private north facing BBQ/entertainment area. An

**Price:** \$1,600,000

**Michael Coutts**

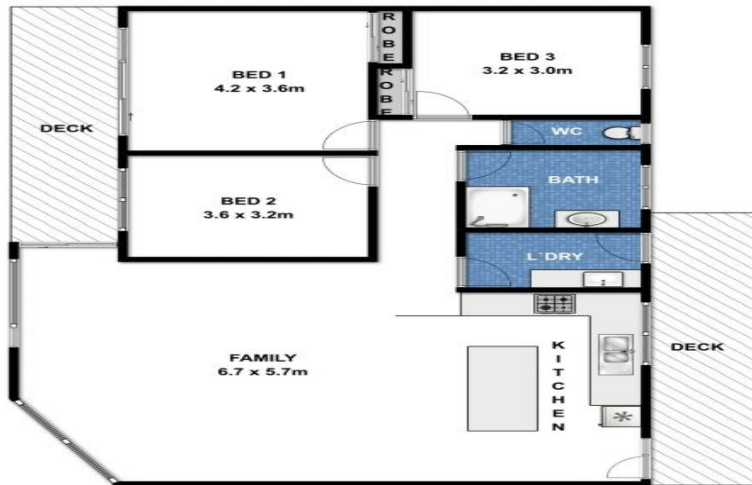
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LOWER LEVEL



GROUND LEVEL

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THIS FLOOR PLAN IS A SKETCH ALL DATA SHOWN IS GENERAL ONLY NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS DEFINITE