



35 The Boulevard Wye River, VIC



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## MOVE IN IMMEDIATELY

Sited on approximately 800 sqm of gently sloping land is this very neat 80's style beach home. Expansive 270° Wye Valley views and "bold blue" ocean views are enjoyed throughout the kitchen/living area and massive west facing deck. The surrounding gum trees attract the local birdlife/wildlife and create a truly unique experience.

Comprising 2 bedrooms, 1 bathroom, kitchen/dining/living, large shared bathroom up top. There is also a large bunkroom and toilet facility down below with a separate entrance. "A brilliant noisy teenager or mother-in-law space".

Comfort features include timber flooring, wood fire, split system heating/cooling, large aluminium sliding doors capturing the views, and a useful lock up storage area.

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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.

## 35 The Boulevard, Wye River