



9 Point Avenue Skenes Creek, VIC



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## QUINTESSENTIAL COASTAL CHARM

Positioned in an elevated and private section of the exclusive coastal hamlet of Skenes Creek, this quintessential beach home is set on a large 769m<sup>2</sup> (approx.) sun drenched allotment. The home offers nostalgic charm with the promise of long relaxed summers by the beach ahead.

The property boasts both character and development options with planning permits for a two-storey extension. Simply move in and enjoy the home as is or, should you wish, capitalize on this property's potential and enjoy further views from elevation.

A relaxed open plan living, and dining space opens to a large east facing deck, capturing the morning sun and ocean breeze, the perfect perch to sit back and enjoy the peaceful surrounds, native birdlife, and ocean glimpses. 3 bedrooms, second living space, and an updated kitchen & bathroom with separate toilet provide space to relax and enjoy time with family and friends. Double glazed windows, re clad & insulated walls, a recently replaced roof

**Price:** \$950,000

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

