



14 Paringa Crescent Anglesea, VIC



## SERENITY NOW!

Located at the end of a quiet court and abutting reserve sits this beautifully presented, single storey, four bedroom weatherboard house. The front portion of the house consists of three bedrooms, main bathroom (with separate bath, shower and a separate w/c) plus a large open plan living/kitchen/dining area. Freshly presented with timber floors throughout the living area and slate floors in the wet areas. At the rear of the house is a parents retreat with the fourth bedroom, ensuite and a second living area. A large north facing deck captures all day sun and being in a protected position in a court location abutting reserve means that this property is quiet all year round. Being offered for sale on a walk in-walk out basis, the property also has a central wood heater, reverse cycle air conditioning and a single lock up garage. With absolutely nothing to be done, this presents as the perfect package for the astute buyer.

**Price:** \$1,400,000

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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.

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