



34 The Boulevard Wye River, VIC

 2  1  3

## AUTHENTIC WYE!

This classic 80's beach home is structurally in great condition and recently refurbished by the current owner leaving no immediate work to be done.

**Price:** \$900,000

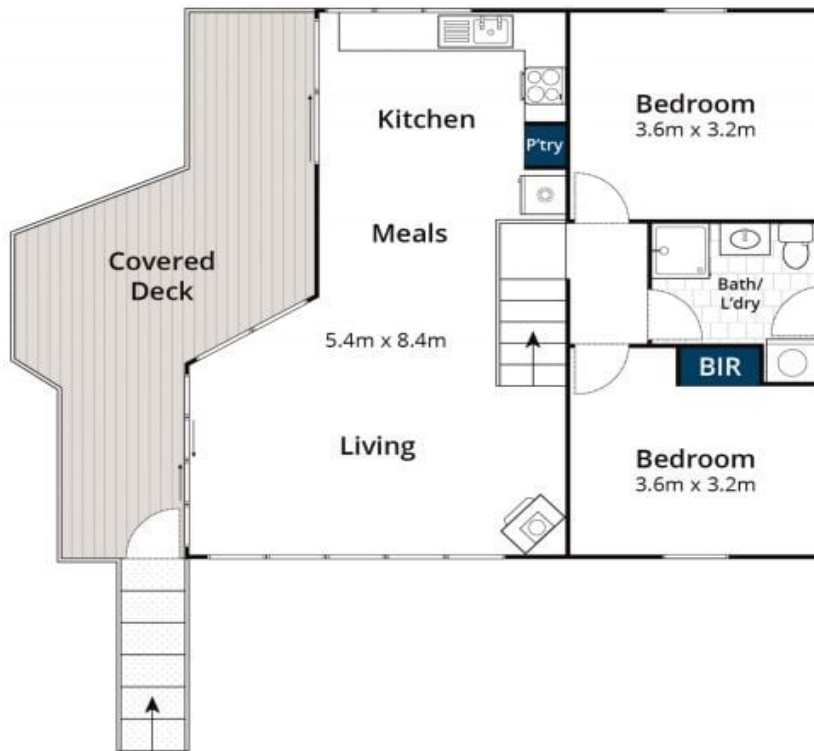
The undercover deck enjoys a surprisingly good "bold blue" ocean view that is also enjoyed from the living room. The view to the west over Wye valley plus surrounding blue gums is equally impressive allowing you to soak up the afternoon sun.

Comprising 2 bedrooms, 1 bathroom/laundry, updated kitchen and living area over a split level configuration.

The home is positioned to the front of the 870 sqm block and an extension to the rear of the property would be easy should you desire more space in the future (S.T.C.A.).

**Michael Coutts**

0438 356 624



Approx House Area 68m<sup>2</sup>

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

## 34 The Boulevard, Wye River