



15 Iluka Avenue Wye River, VIC



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EXPANSIVE UNIMPEDED VIEWS

One of the most spectacular 180° unimpeded coastline/ocean views on the entire Great Ocean Road. A very popular location in Wye River that is incredibly tightly held! Situated on the low side of Iluka Avenue (a classic cliff top position), with car parking literally at your front door. An access path known as "Paddy's Path", connecting to the bottom of the title, provides you safe pedestrian access to both Sep Creek and Wye River beach.

Comprising 3 bedrooms, 2 bathrooms plus a powder room/laundry and spacious open plan kitchen/dining/living over two levels. Importantly, every room enjoys the view and the expansive glazing soaks up natural light all year long! The vendor recently undertook a thorough upgrade renovation, providing nothing to be done for years to come.

Price:

\$1,975,000

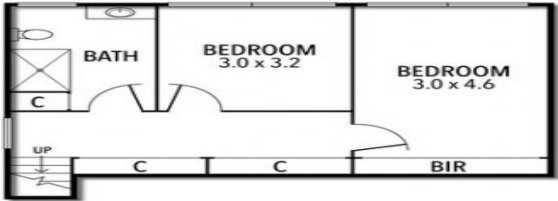
Michael Coutts

0438 356 624

15 LLUKA AVENUE, WYE RIVER



GROUND FLOOR



LOWER GROUND FLOOR



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.