



44 McMahon Avenue Anglesea, VIC



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## TREETOP COASTAL HIDEAWAY

Elevate your lifestyle with this stunning 3-bedroom beach house that combines contemporary style with natural beauty. Located in a highly sought-after pocket of Anglesea, this impressive residence has been designed to optimise free-flowing indoor-outdoor living.

Step inside and discover a home that exudes character and charm, comfort, and true ease of living. Enjoy a sunny north-facing orientation with treetop views through floor-to-ceiling glass windows and sliding glass stacking doors leading to an expansive deck offering a serene setting to savor the company of local birdlife.

The open plan living and dining layout features a gourmet kitchen, central family bathroom, and a seamless, flowing floorplan. All three bedrooms are generously proportioned and include built in robes. Stay comfortable year-round with a cozy wood fire for those chilly evenings and a split system reverse cycle unit for additional heating and cooling. An additional rear deck provides a tranquil view of the verdant trees and a dedicated fire pit area, allowing you to extend your outdoor gatherings into cooler evenings.

**Price:**

\$1,500,000

**Paula Fowler**

0407 031 178

**Karen Stribling**

0439 650 838



Approx House Area 105m<sup>2</sup>

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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