



18 Stephen Avenue Moggs Creek, VIC



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## AN ARTIST'S COTTAGE IN THE FOREST BY THE SEA

Nestled within the tightly held community of Moggs Creek, this fantastic residence is just a leisurely seven minute stroll from one of the region's finest stretches of beach. Spread across two levels, the home boasts three generously proportioned bedrooms and expansive, light living, kitchen, and dining areas.

Positioned on a level bush block spanning approximately 814 sqm, the property enjoys a sense of tranquillity with a reserve at the rear, enhancing the perceived spaciousness of the land. Adding to its appeal, a charming bungalow nestled in the backyard offers versatility as a children's hideaway or a home office, providing additional space for relaxation or productivity.

**Price:**

\$1,200,000 - \$1,300,000

**James Worssam**

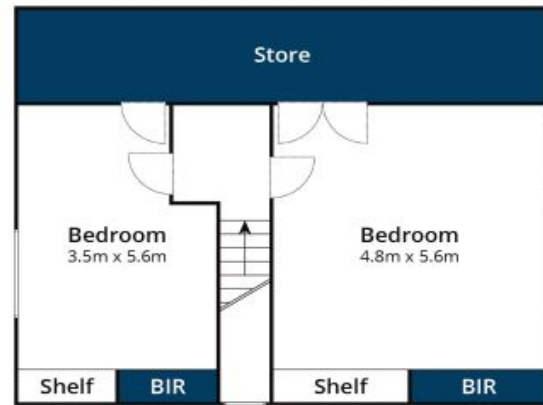
0418 585 815

**Liz Currie**

0437 213 229



Ground Floor



First Floor



(Not In Position)

Approx House Area 121m<sup>2</sup>

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