



3 Russell Avenue Anglesea, VIC



## THE SUNDOWNER

Introducing The Sundowner ? a quintessential coastal retreat nestled in the heart of Anglesea, where the charm of yesteryears meets the serenity of coastal living. Step into this timeless haven, where every detail whispers tales of nostalgia and tranquility.

As you wander through this meticulously updated 80s beach house, you'll be enveloped in an atmosphere of casual coastal sophistication, inviting you to unwind and embrace the essence of seaside relaxation.

Perched among whispering gum trees in a secluded pocket, The Sundowner offers a peaceful escape from the chaos of everyday life yet remains just a leisurely stroll away from the vibrant town center. Meander along scenic walking trails, and within moments, discover the allure of the Golf Course, Coogoorah Park, and the tranquil River.

**Price:** \$1,595,000

**Paula Fowler**  
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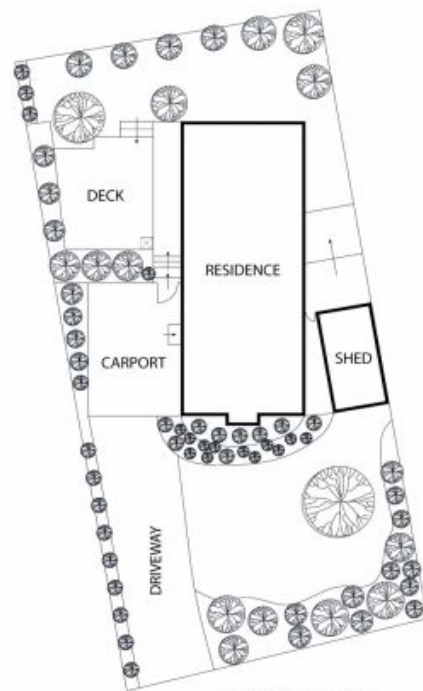
**Karen Stribling**  
0439 650 838



GROUND FLOOR



FIRST FLOOR



LAND SIZE: 669.28 m<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

