



3 Kingsley Drive Aireys Inlet, VIC



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## STEPS FROM THE SAND - POSITION, POTENTIAL & POSSIB...

It's not every day you find a home in Aireys Inlet this close to the sand.

Approximately 230 metres from beautiful Gully Beach and an easy stroll to the Top Shop precinct and the iconic Aireys Pub, this beach house is perfectly positioned right in the heart of town. Tucked away in a quiet court, it offers that rare blend of coastal convenience and privacy.

For those with vision, the foundations are here, flexible accommodation, solid proportions, and a layout that lends itself to creative enhancement and future value.

Upstairs features two bedrooms, a bathroom, and a spacious open plan lounge, living and dining area that flows onto a large undercover north east facing deck, perfectly positioned to capture breathtaking ocean sunrises.

**Price:**

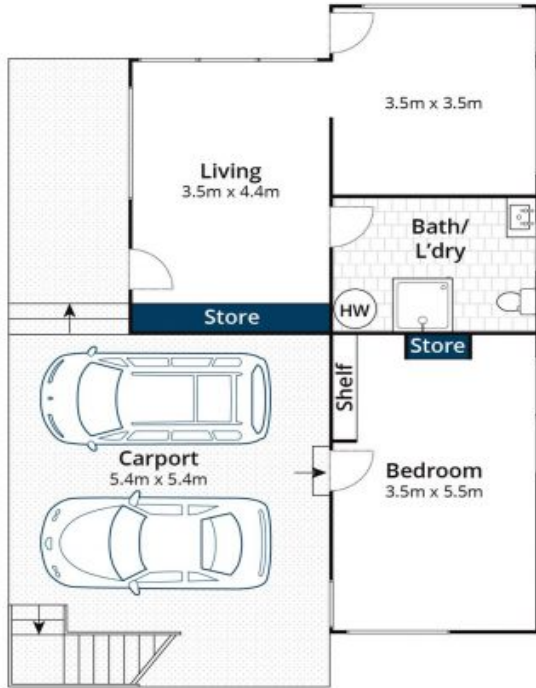
\$1,225,000

**Liz Currie**

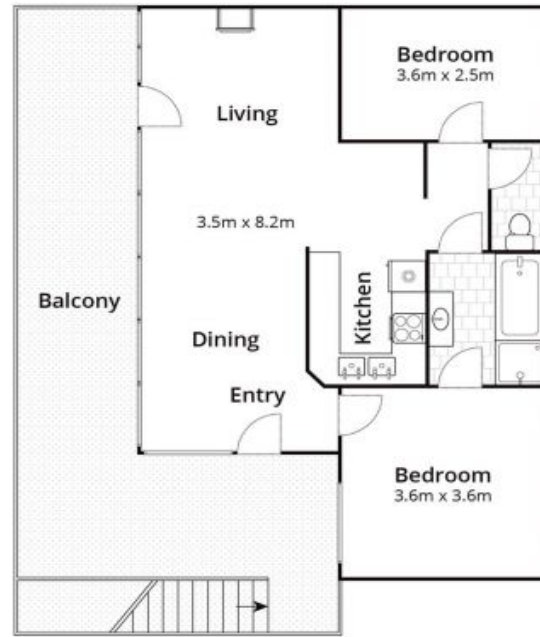
0437 213 229

**James Worssam**

0418 585 815



Ground Floor



First Floor

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