



**Aireys Inlet, VIC,**  
2 Berthon Street

**3**  
BED

**2**  
BATH

**2**  
CAR

**BUSH AND BEACH COMBINED ON THE BEACH SIDE/PERFECT BEACHSIDE PROPERTY**

This beautifully presented, renovated beachside property sits superbly at the end of a peaceful cul de sac, abutting reserve and on the tightly held, beach side of the Great Ocean Road precinct. Only a very short stroll to the General Store, cafes, Aireys Pub and the beach, set on an increasingly rare block of around 1090m2.

Nestled in nature in one of Aireys Inlet's prettiest streets and comprising three large sized bedrooms, main bathroom/laundry and a stunning ensuite which spills out to a very private outdoor spa.

The open plan living/kitchen/dining area is breathtaking and enjoys the private outlook across the expansive decking to the reserve beyond.

The kitchen is central to the living area and boasts timber benchtops and all the mod cons including Miele and Smeg stainless steel appliances, ideal for the entertainer or those seeking a comfortable coastal escape. Also features a Daikin split system to keep you cool over summer, new double glazed windows and doors and a Alderlea free standing fireplace to keep you cosy on those cold winter nights.

The attributes of this property cannot be truly summed up in words and need to be inspected to be fully appreciated.

**\$1,250,000**

**Contact:** James Worssam  
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**Type:** House

**Land:** 1090m2

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