



## FOR SALE

### COOL AND COZY...

Practical and comfortable with the emphasis on year round outdoor living and entertaining is the design brief for this tidy well appointed beach house. Able to cater for romantic escapes or equally the group of friends and family who will want to share this very special location with you. 3 bedrooms plus a bunk house, internal bathroom with a bath plus seperate laundry, second shower and seperate 2nd toilet. Working with its traditional design the owner has maximised the use of space and incorporated the fresh and modern features to ensure the best of both worlds was maintained. From the classic hardwood floors, barn door garage and bunk house right through to the St Kilda inspired beach shed, air conditioning and lawn irrigation system this property is the real deal.

The above average sized block of 538 sqm is fully fenced with vehicle access on both sides of the house. With direct access from the rear of the property to the dune and beach your whale watching, surfing, fishing, beach walking, moon rises and sunsets are well catered for. Qualified buyers are invited to contact local agent Ron Plowman regarding upcoming inspection arrangements.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$715,000 - \$745,000

OPEN FOR INSPECTION:  
N/A



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# 120 Main Street, Wooli



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



ALL MEASUREMENTS ARE APPROXIMATE

