



**SOLD**

## GREAT INVERLOCH LOCATION

The Open Negotiation is underway (online auction with flexible terms for qualified buyers) and the property can sell as early as tomorrow. Contact Leo Edwards immediately on 0472 523 445 to become qualified and avoid disappointment.

The beautiful SANDYMOUNT is a much loved Hamptons style beach house that reflects the true coastal lifestyle of Inverloch. Newly renovated in 2017 this extremely spacious 5 bedroom, 5 ensuite bathroom property is currently being run as a successful boutique B&B with great occupancy and turnover (figures available on request). However it can also be enjoyed as a large family home.

The moment you walk through the double front doors you are immediately uplifted by the coastal style, the stunning staircase with seagrass runner and the overall beachy feel. Boasting five large bedrooms all with their own ensuite bathrooms the rooms are finished as premium appointed guest suites, with zoned heating and cooling, spas, showers and a slipper bath. This property is one to impress. It achieves a 9.4 guest star rating on Booking.com and has many 5-Star Google Reviews citing the comfort and fantastic location to the beaches, cafes & restaurants.

The European style open kitchen features quality cabinetry and the top range Calacatta Nuvo Caesarstone throughout. With two living areas downstairs and further outdoor entertainment & seating areas the property can provide both guests or family members their own chill out zones to retreat or relax.

A large and private block with lush garden spaces provides plenty of room to move. The downstairs offers a separate guest toilet and an independent laundry area with a double garage and a garden storage shed. The home is rendered brick veneer and built to last and features custom plantation shutters throughout.

SANDYMOUNT is the perfect tranquil Inverloch location, only a few minutes from the main street and a short walk to the beach this property is a hard one to beat. Once you park the car you can relax and enjoy all the benefits of Inverloch, the beach, restaurants, shops and more. SANDYMOUNT is priced to sell as a property not a business, thus giving the potential buyer a rare opportunity to embrace a lifestyle along with a solid income at any point in time should they wish. There is a lot on offer here for the astute buyer with the opportunity to extend the available

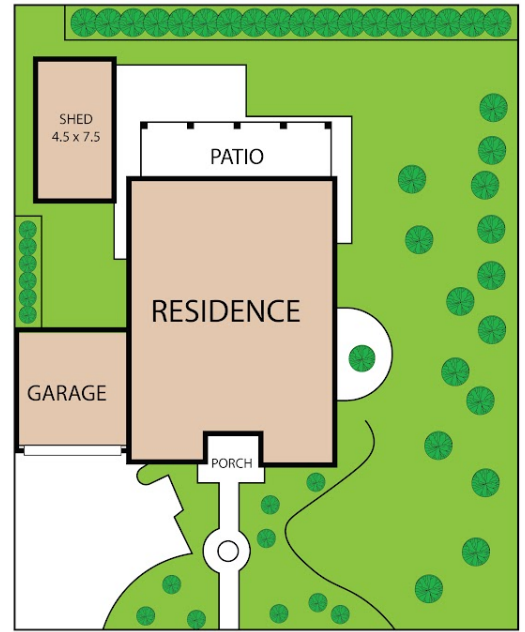
**5 BED | 5 BATH | 2 CAR**

**PRICE:**  
\$1,765,000

**OPEN FOR INSPECTION:**  
N/A



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25 Sandy Mount Avenue, Inverloch 3996

TOTAL APPROX. FLOOR AREA 330.41 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 purchasers.

**INVERLOCH**  
RESIDENTIAL

@realty

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.

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