



**SOLD**

## RARE OFFERING AND OPPORTUNITY IN FOWLERS BAY!

Located 100m from the Jetty.....

Whales, sea lion colonies and beautiful fishing beaches within 5kms, this 2-bedroom home has the infrastructure you need just bring your food, clothing and relax.

Enter through the front door and step into a tiled open plan living area, incorporating kitchen, dining and lounge areas with 2 ceiling fans, wood combustion heater to warm the entire house and a beautiful red gum table with 6 chairs.

An office has been set up in one corner including 4 draw filing cabinet, draws and writing desk.

The kitchen is U shaped with gas cook top, electric overhead rangehood, electric wall oven with above microwave alcove, corner pantry and 1.5 stainless steel sink.

The 2 bedrooms are each end of the lounge, one with vinyl floor and walk-in hanging and shelving space, and the other has a tiled floor and ceiling fan.

The bathroom has recently been renovated including a glass corner shower alcove, bench vanity, mirrored cabinet and exhaust fan.

Situated on 1027m2 approx. this property has added extra value with the outer buildings, 16m x 8m approx. 5 bay garage with sliding doors, concrete floor, fluro lights, skylight panels, cooking equipment, TV with digital set top box, steel shelving, 2 sets of metal cabinets, air compressor, BBQ, table & chairs plus various other items. Second double garage 11m x 7m approx. also with concrete floor, steel shelving (including storage loft), racks for fishing rods, 2 door glass fridge, steel cabinet, and 24 volt solar panel system. At one end of the Garage are 2 additional rooms, first is the laundry with washing machine, plastic wash trough, large bath, a fridge/freezer and another steel cabinet. Walk through another door and you are in the Generator and battery room. Added on to this garage is a shade area for fish cleaning with 3 stainless steel sinks and rainwater access.

Other features include, 5 separate shade houses for growing your own produce, 800lt diesel fuel tank, 3 x 5000g, 1 x 10,000g, 1 x 1000g squat and 2 x 2700L overhead rainwater tanks and

**2 BED | 1 BATH | 5 CAR**

**PRICE:**  
\$245,000

**OPEN FOR INSPECTION:**  
N/A



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