

45 GELLIBRAND STREET, CORONET BAY, VIC, 3984



**SOLD**

## WAITING FOR YOU TO MAKE IT YOUR OWN

Perfectly positioned to enjoy the stunning natural beauty for which Coronet Bay & Bass Coast is renowned for, this prime location offers a magnificent beach lifestyle, with the beach within walking distance for the whole family to enjoy.

This is an ideal home for someone with a renovation bug. This property has loads of potential to either invest or create a beautiful home. This tri-level beach house presents an opportunity not to be missed, with upstairs the 3rd level offering the most amazing views of Westernport Bay, Phillip Island & French Island.

The second level offers another living area kitchen & dining one-bedroom, a balcony overlooking Coronet Bay & the reserve, and also views of the bay.

The bottom level has a bedroom, and a large entrance area that can be created into a study area or add a downstairs kitchen for outdoor entertaining

You will need to bring your vision and apply your creativity and you can make something amazing.

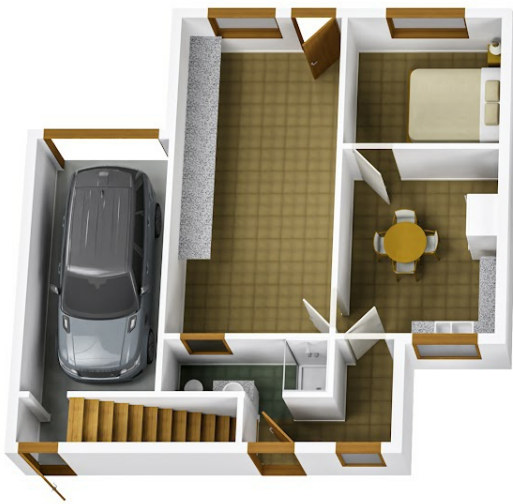
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$560,000

**OPEN FOR INSPECTION:**  
N/A



**Tamara Leskie**  
**0448809458**  
tamara.leskie@atrealty.com.au  
[www.atrealtypropertyexperts.com.au](http://www.atrealtypropertyexperts.com.au)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## 45 Gellibrand St, Coronet Bay

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.

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.