



**SOLD**

## LAMBERTS BEACH, FRESH & BREEZY, MINS TO WHALE WATCHING

Nestled on a quiet street and offering a beautiful lifestyle with walking tracks, scenic lookouts, whale watching, local restaurants, hotels, shops, schools, parks, daycare, medical centre and more is this new to the market Beach side home. Lamberts Beach is a gorgeous walking and swimming beach with a friendly community and is just 10 mins to CBD, harbour, shopping centres and schools. The home consists of 3 bedrooms upstairs, the main and second bedroom having new split system air conditioning and built in robes. Combined kitchen/dining, separate lounge also with new split system air, stunning polished timber floorboards throughout, central bathroom and an enormous, full length, fully covered timber deck overlooking the lovely landscaped back yard. Downstairs is fully enclosed with single lock up garage, laundry and being security screened, it wouldn't take much to make it into extra living space. It also has a full length concreted entertaining area underneath the deck. The property is fully fenced with excellent side access and ample room for a shed and/or swimming pool. Fresh and clean, neat and tidy, fully security screened, new electrical switch board, rainwater tank and ready to move into so call Jodie now for a private viewing.

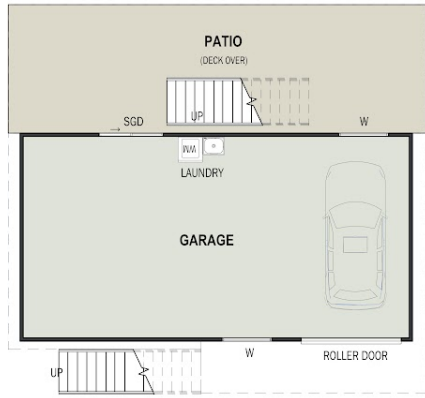
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$380,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Jodie Cowin**  
**0407211322**  
jodiecowin@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



MICHAEL MOOHIN DRIVE



This plan is only to be used as a visual aid by any prospective purchasers. Therefore all measurements are only approximate and no responsibility will be taken for any errors.

6 MICHAEL MOOHIN DRIVE

FLOOR AREA (APPROX.)	
GROUND FLOOR	104 m <sup>2</sup>
FIRST FLOOR	120 m <sup>2</sup>
TOTAL AREA	224 m <sup>2</sup>

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.