

37/50 MOONEE BEACH ROAD **MOONEE BEACH**



FOR SALE

BEACHSIDE LIVING AT REFLECTIONS - MOONEE BEACH

Just a stone's throw from the pristine sands of Moonee Beach, this beautifully presented cabin home offers the perfect blend of comfort and convenience, ideal for relaxed coastal living. Located at Reflections at Moonee Beach, all the hard work has been done—simply move in and start enjoying your new lifestyle.

Step inside to discover a welcoming atmosphere, with stylish, easy-to-maintain flooring and a soothing colour palette that enhances the sense of space and tranquility. The open-plan living and dining areas are perfect for entertaining family and friends, with plenty of room for gatherings and effortless flow to the outdoor patio, where you can soak up the coastal breezes and scenic surroundings.

A generous paved area offers additional space for outdoor seating or tending to your garden and veggie patch.

The well-appointed kitchen features a full-sized layout, with a gas cooktop, electric oven, and ample bench space for meal preparation. Whether cooking for one or hosting guests, this kitchen has you covered.

Both bedrooms are light-filled and spacious, with built-in wardrobes, ceiling fans, and plenty of room to unwind. The combined bathroom/laundry is practical and functional, and additional storage is available in the hallway for linen and household items.

This home is the epitome of low-maintenance, relaxed living—an ideal base for enjoying everything the coastal lifestyle has to offer. Don't miss the opportunity to call this delightful property your home. Situated at Reflections at Moonee Beach just walk across the road and you are on the beach!

PLEASE NOTE : PURCHASER MUST BE A CASH BUYER no stamp duty, no council and water rates as well as low site fees, no entry or exit fees.

Park fees are \$145 per week. This includes water usage . Electricity \$ 34 per month payable to office The park is pet friendly for 1 small dog conditions supply and very close to Moonee Beach market with all its conveniences such as doctor's, specialty stores, Coles and Aldi.

2 BED | 1 BATH | 0 CAR

PRICE:

\$380,000 - \$400,000

OPEN FOR INSPECTION:

N/A



Cheryl Donaldson

0466037468

cheryl@atrealty.com.au

www.atrealty.com.au



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.