

FOR SALE

NORTH-FACING LIVING — CAPE PATERSON BEACH LIFESTYLE

Settle into the relaxed rhythm of Cape Paterson with this beautifully updated home, perfectly positioned for permanent coastal living. Just minutes from the renowned George Bass Coastal Walk and Cape Paterson's pristine beaches, you're also a short drive to Wonthaggi's shopping, schools, and services, and only fifteen minutes to the cafes and charm of Inverloch.

At the heart of the home, north-facing open-plan living with polished floorboards flows seamlessly to a spacious entertaining deck — ideal for long summer evenings. The retro-style kitchen features electric cooking, while the living spaces extend from a sun-filled sunroom through to a comfortable front lounge with split system for year-round comfort.

Three bedrooms, two with built-in robes, are complemented by a renovated bathroom offering a bath, separate shower, and integrated laundry. Step outside to discover the standout feature — a self-contained, air-conditioned studio with insulation, power, and TV point. Whether it's a home office, teenagers' retreat, guest quarters, or a fourth bedroom, this versatile space adds genuine flexibility to everyday living.

The rear sun-drenched deck overlooks a fully fenced yard with established trees and a garden shed, while an outdoor shower makes post-beach rinse-offs something to look forward to. Importantly, the hard work has been done — and done properly. The exterior has been reclad in spotted gum, European double-glazed windows and doors have been fitted throughout, the home is fully insulated, a new roof installed. The result is a home that's energy-efficient, quiet, and built to handle coastal conditions for years to come. Move-in ready — no compromises, no surprises.

If you've been searching for an easy-going coastal lifestyle with everything you need within reach, this one deserves your attention.

3 BED | 1 BATH | 2 CAR

PRICE:

\$715,000 - \$785,000

OPEN FOR INSPECTION:

N/A

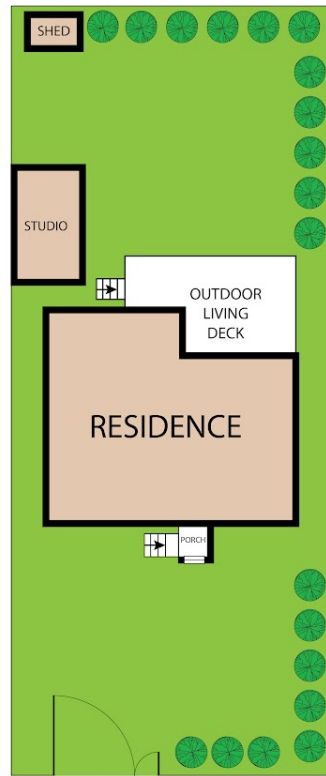
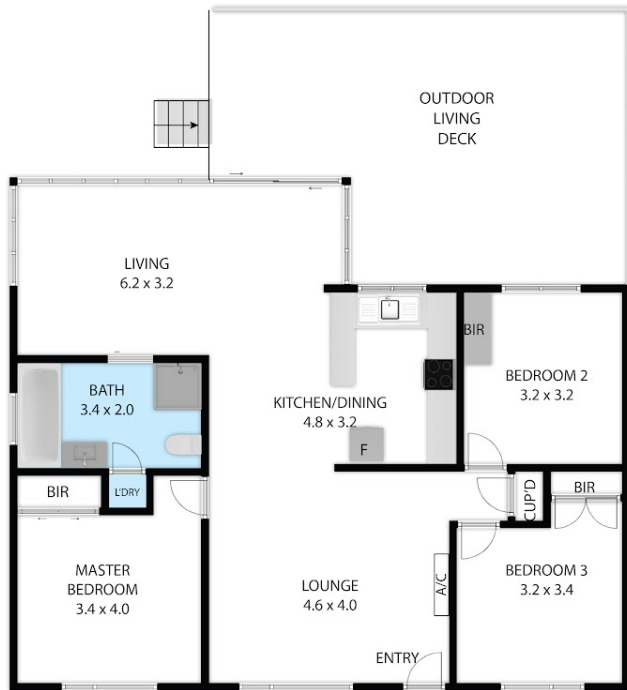


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66 Anglers Road, Cape Paterson, VIC, 3995
TOTAL APPROX. FLOOR AREA 114 SQ.M

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 purchaser.

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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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