

71 CUTTY SARK ROAD, CORONET BAY, VIC, 3984



# FOR SALE

## COASTAL COMFORT WITH LIFESTYLE APPEAL

Positioned in the heart of Coronet Bay, just moments from the shoreline, 71 Cutty Sark Road presents the perfect opportunity to embrace a relaxed seaside lifestyle. This inviting 2-bedroom, 1-bathroom home offers light-filled open plan living, seamlessly flowing through to indoor - outdoor living spaces—whether it's entertaining on the front deck with glimpses of Western Port, or enjoying the privacy of a covered alfresco area. Designed with flexibility in mind, the property includes, wood fire, reverse cycle split system, a garage, carport, and workshop, along with ample space for boat or caravan parking—ideal for those who love to explore the coast.

Whether you're searching for a holiday home, considering a B&B opportunity, or simply wanting to secure your own slice of everyday beachside living, this property ticks all the boxes. Enjoy close proximity to local shops, cafés, and essential amenities, while also being perfectly positioned to take advantage of the wider Bass Coast attractions—from pristine beaches and scenic walking tracks to wineries and the iconic Phillip Island lifestyle. A coastal opportunity not to be missed.

Please note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters. Buyer(s) are advised to refer to the Due Diligence Checklist provided by Consumer Affairs Victoria prior to purchasing a property.  
[www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)

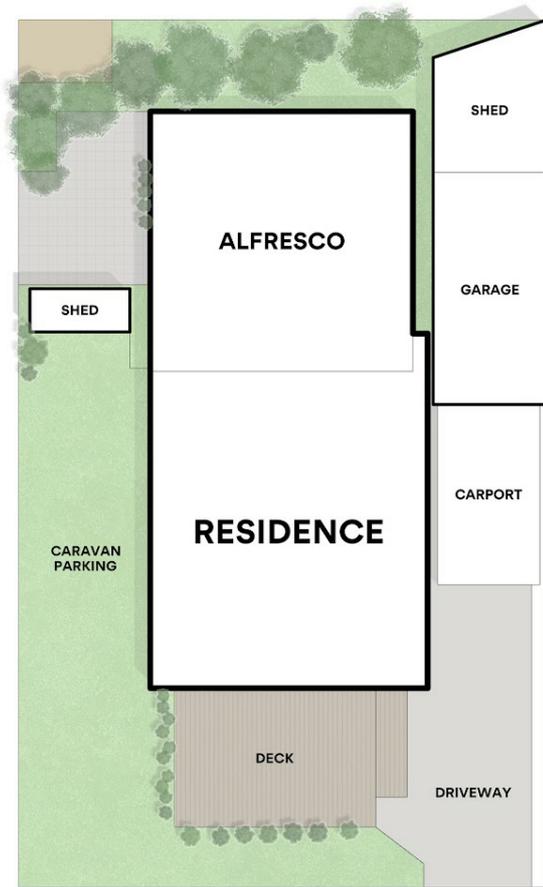
2 BED | 1 BATH | 3 CAR

PRICE:  
\$620,000 - \$680,000

OPEN FOR INSPECTION:  
May 23 at 1:00pm - 1:30pm



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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.