



# FOR SALE

## FIRST TIME OFFERED: GENERATIONAL BEACH HOUSE ON 781M<sup>2</sup> IN INVERLOCH

Some homes are simply held onto. Loved, lived in, and passed down. 3 Marion Court is one of them, and for the first time in its history, it's yours to claim.

Offered to the market for the very first time, this cherished family beach house represents something increasingly rare in Inverloch: genuine value on a generous block, in a location that continues to be discovered by buyers priced out of everywhere else. If you've been watching this market and wondering when your moment arrives, this is it.

Set on a substantial 781m<sup>2</sup> allotment along a quiet court, the property sits within easy walking distance of Inverloch's township, beaches, cafés and foreshore. The block alone commands attention. This is the kind of land holding that simply doesn't come up at this price point any more, and won't again.

The home itself is honest and solid. A classic coastal family house that has been well maintained across the years. It carries the character of its era but presents in good order throughout, offering a comfortable base from the moment you arrive, with every opportunity to update, extend or simply enjoy as-is. A separate garage and workshop adds genuine practicality, whether you're storing the boat, the boards, or reclaiming some space for yourself.

For the astute buyer, the numbers speak clearly. Block size, location, land value and first-time-to-market provenance make this the standout value proposition in Inverloch right now. Full stop.

This is your entry point. Don't let someone else take it.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. 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

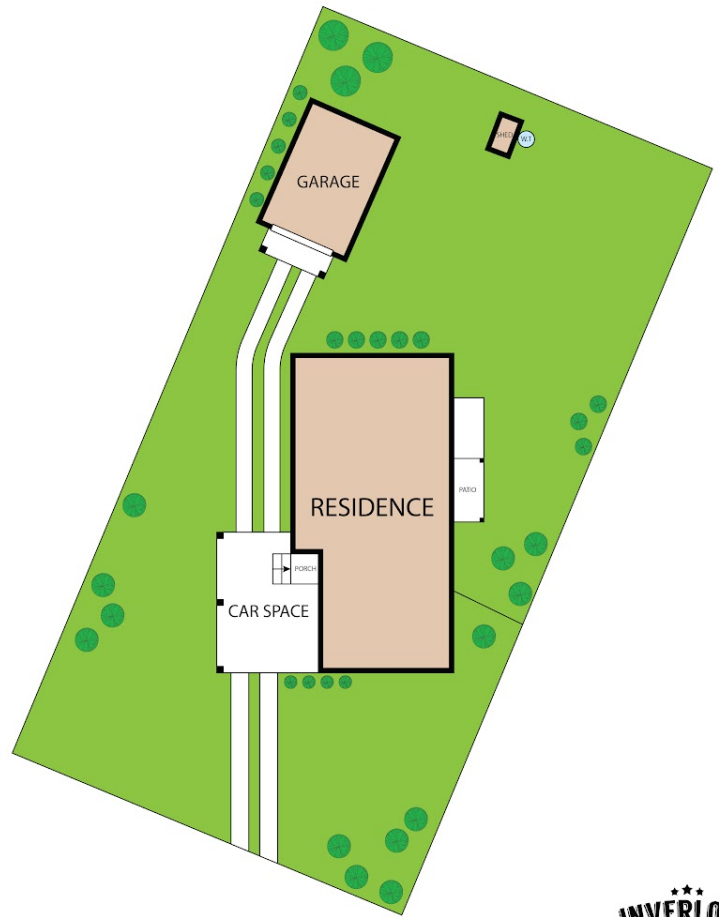
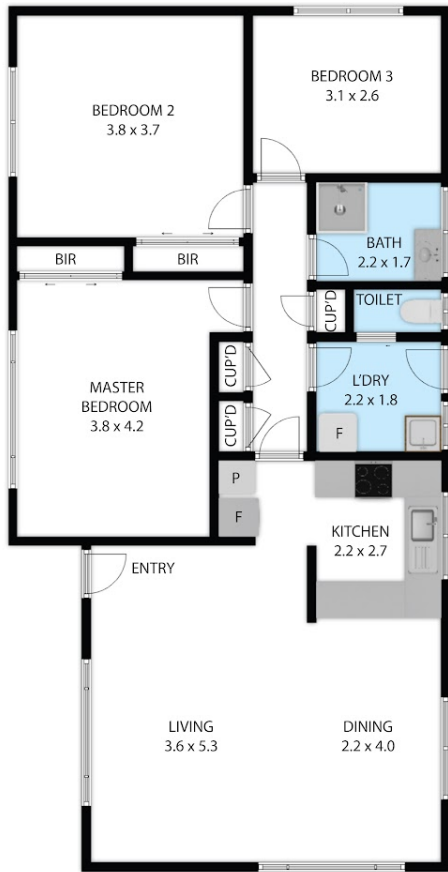
3 BED | 1 BATH | 2 CAR

PRICE:  
\$595,000 - \$645,000

OPEN FOR INSPECTION:  
N/A



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3 Marion Court, Inverloch, VIC, 3996

TOTAL APPROX. FLOOR AREA 94 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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