68 ANGLERS ROAD, CAPE PATERSON, VIC, 3995









FOR SALE

SUN, SEA & SHED - A CAPE PATERSON RARITY

Nestled in the serene coastal village of Cape Paterson, 68 Anglers Road is a home that knows how to follow the sun. A north-facing rear patio and a front timber deck mean you're never far from the light -- morning coffees out front, long afternoon sessions out back. It's a simple idea, and it works beautifully.
This immaculately presented 2-bedroom, 1-bathroom home of thoughtfully designed single-level living, where warm vinyl plank flooring, soft coastal tones, and sweeping sliding glass doors create a seamless flow between inside and out. The sun-drenched living and dining area is the heart of it all - generous, relaxed, and framed by lush green surroundings on every side.
The kitchen delivers where it counts: sleek white cabinetry, stainless steel appliances, and a breakfast bar that earns its place whether you're entertaining or simply easing into the morning.
Both bedrooms are quietly inviting - the master dressed in soft neutrals with garden views, the second with easy access to the main living areas. The bathroom is stylishly appointed with a timber-look vanity, glass-enclosed shower, and earthy slate-toned tiles.
Then there's the garage. A 7 x 6 m powered shed is genuinely rare in Cape Paterson - room enough for the boat, the bikes, the boards, and everything else a coastal life tends to accumulate.
Some moves just make sense.
For the down-sizer ready to trade the big block and the upkeep for something smarter, or the first-time buyer looking for a genuine foothold on the coast, 68 Anglers Road is exactly that - a home that fits your life without compromise.
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 requested to take necessary action to satisfy themselves with any pertinent matters.

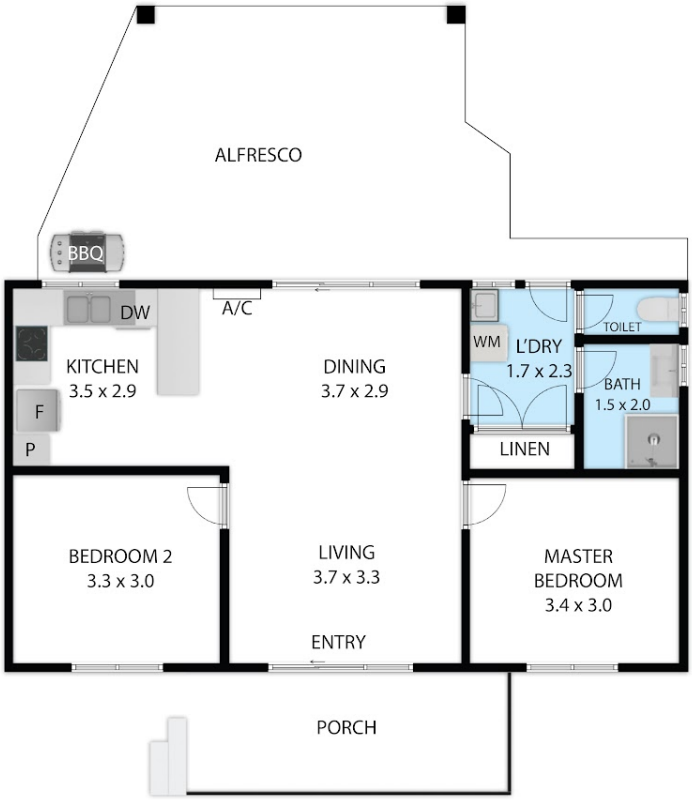
2 BED | 1 BATH | 2 CAR

PRICE:
$635,000 - $675,000

OPEN FOR INSPECTION:
N/A



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TOTAL APPROX. FLOOR AREA 67 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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