



FOR SALE

CHARACTER, CRAFTSMANSHIP, AND ROOM FOR EVERYTHING YOU TOW

Some homes are built to a budget. This one was built with intention. From the moment you step onto the hardwood floors beneath soaring ceilings and hand-finished crown mouldings, it is clear that 11 Cuttlers Circuit was designed for people who value how a home actually feels to live in, not just how it photographs. Add a powered workshop, gated side access, and rear laneway storage with unrestricted height clearance, and you have something genuinely rare on the Bass Coast.

Inside, the home delivers warmth and craftsmanship at every turn. Hardwood timber floors run through the living areas, complemented by high ceilings, decorative crown mouldings, and feature timber ceiling details that give the home a richness rarely found in this price range. The bathroom is a retreat in itself, anchored by a classic clawfoot tub and finished with quality fittings that reward the details. Solar panels and water tanks have been thoughtfully integrated, keeping running costs in check without compromising the home's aesthetic.

Outdoors, the property is as practical as it is liveable. An undercover patio extends the living space into the garden, creating a sheltered spot for morning coffees or evening meals regardless of the season. The undercover fernery adds a lush, private dimension to the outdoor areas, ideal for those who find genuine pleasure in nurturing green spaces. The property's infrastructure sets it apart from almost everything else available locally: gated side access accommodates a boat or additional vehicle with ease, while rear laneway access with a dedicated crossover provides secure, unrestricted-height storage for a caravan, boat, or trailer. The powered shed and workshop complete the picture for tradies, hobbyists, or anyone who needs serious space to work and store.

Located in one of Wonthaggi's sought-after pockets, the home sits within easy reach of the town's full range of services. Wonthaggi serves as the Bass Coast's commercial hub, with supermarkets, major retailers, a regional hospital, an 18-hole golf course, a heated swimming centre, a cinema, and a thriving cafe and dining scene that punches well above the town's size. For families, three primary schools and Bass Coast College (Years 7 to 12) are all accessible locally, along with a Chisholm TAFE campus. The 16-kilometre Bass Coast Rail Trail connects the town to scenic coastal and rural landscapes, and the beaches of Cape Paterson, Inverloch, and Williamsons Beach are just a short drive away.

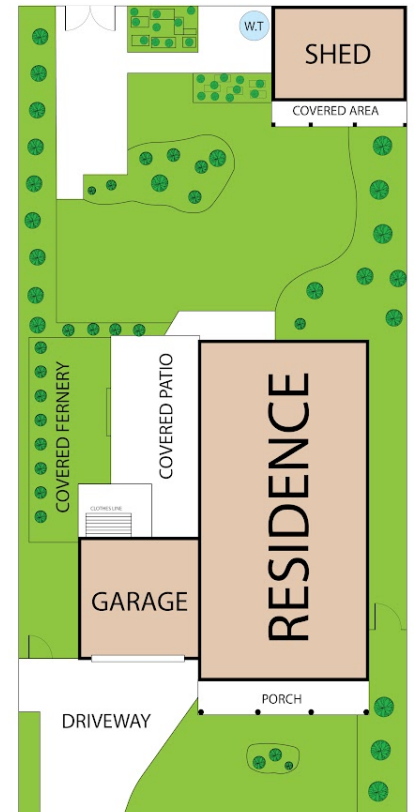
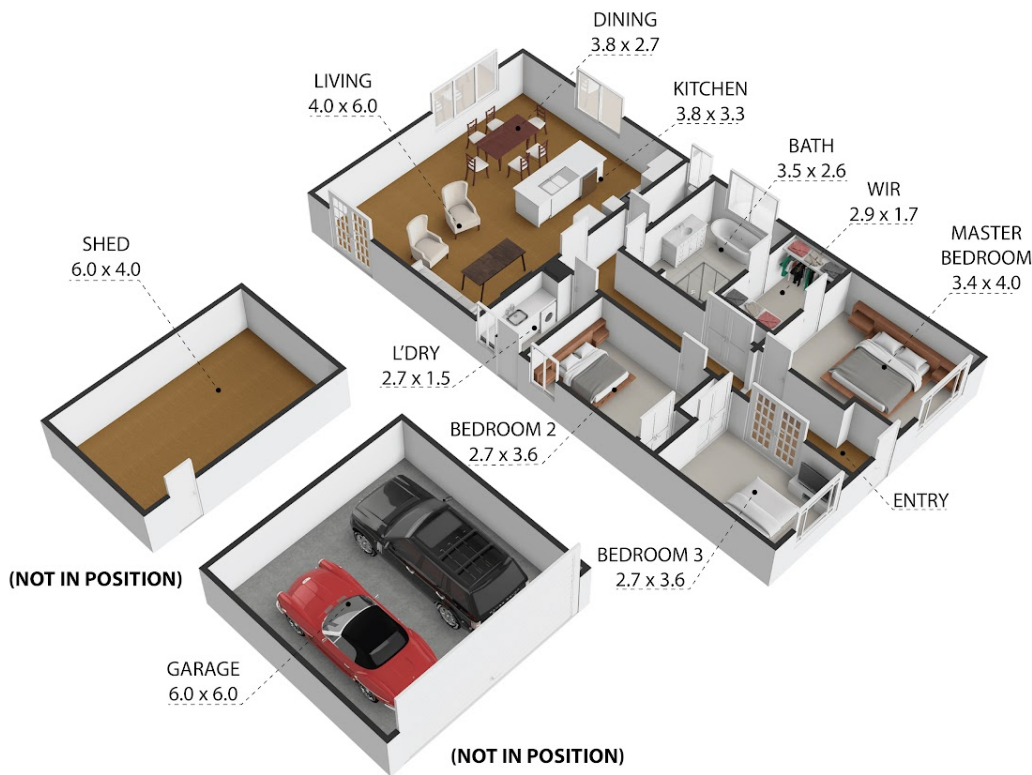
3 BED | 1 BATH | 2 CAR

PRICE:
\$695,000 - \$745,000

OPEN FOR INSPECTION:
N/A



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11 Cuttlers Cct, Wonthaggi, VIC, 3995

TOTAL APPROX. FLOOR AREA 179 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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