



**33 Camp Road
Anglesea, VIC**

3
BED

1
BATH

1
CAR

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Perfectly Positioned

This immaculately presented solid brick home is perfectly positioned in Angleseas river precinct; on a generous 917sqm (approx.) level allotment within walking distance to main beach and cafes. All on one level with a superb leafy outlook; it offers comfortable living now and tremendous scope for further development (STCA) later down the track. With river views possible from a second storey elevation, properties of this magnitude and developability are a rarely found in this location.

A sensible choice for discerning buyers, this fantastic home features a functional, family friendly floor plan with classic architectural lines and modern appointments. A fully refurbished kitchen/meals area with adjoining lounge/dining room and outdoor undercover deck, offer multiple living and entertaining options. Three generous bedrooms a central bathroom and two separate toilets provide ample accommodation. A detached garage has been converted into an inviting home office/studio space that could be easily converted into a self contained bungalow; adding increased versatility to the property.

SOLD

Contact: Marty Maher
0419505279

Type: House

Sold Date: 29/02/2016

Land: 917m2

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THIS FLOOR PLAN IS A SKETCH ALL DATA SHOWN IS GENERAL ONLY NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS DEFINITE

Plans shown are only indicative of layout. Dimensions are approximate.

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