



9 Minifie Avenue  
Anglesea, VIC

**3**  
BED

**1**  
BATH

**2**  
CAR

greatoceanproperties

### Position perfect: lifestyle ideal

Holding a prized position in one of Anglesea's finest locations in a quiet cul-de-sac and boasting a truly tranquil outlook is this well-presented beach home.

Here is a special home that meets all the criteria on your wish list: single storey, low maintenance; nothing to do but move in; "walk to everything" location; peaceful, natural light flooded, open and airy, fully fenced and grassed back yard.

Designed to allow seamless living throughout, the interior is capped off by 3 generous bedrooms, central bathroom, superb entertaining outdoors and single lock up garage. This spacious home has a sizable living room, open and roomy updated kitchen and a meals area complete with a Teba brand central heating wood stove.

This positioned perfect 659sqm (app) generous property sits in privacy, yet is strolling distance to the river, main beach, surf club and cafes. It will fulfil all our coastal needs.

### SOLD

**Contact:** Ian Lawless  
0409258792  
Paula Fowler  
0407031178

**Type:** House

**Sold Date:** 28/11/2019

**Land:** 659m<sup>2</sup>

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