

**33 Nicholson Crescent, Jan Juc, Vic 3228**

**House For Sale**

Thursday, 11 January 2024



**33 Nicholson Crescent, Jan Juc, Vic 3228**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 332 m2**

**Type: House**



Olivia Swann  
0499053114



Chris Henson  
0477774271

**EPR: \$900,000-\$950,000**

CALL FOR INSPECTION TIMES You'll love:

- Coming home to this charming coastal abode in a prime locale, walking distance to the beach, RACV Resort, nature reserves, & Jan Juc village shops & eateries.
- The welcoming living area boasting large windows & charming wall panelling, whilst the kitchen/meals area features an oven & cooktop, tile splashback & ample storage.
- Falling asleep to the sound of the ocean in the three inviting bedrooms, all equipped with ceilings fans, two with built-in robes, & serviced by a central bathroom.
- The fully fenced & private yard, featuring lush lawn, established landscaped gardens & a paved entertaining area – all low-maintenance allowing more time at the beach!

Plus:

- Enjoy the comforts of split system heating/cooling, a laundry with yard access, & a single-car garage currently set up as a second living area.
- Stroll to Swell Café for brunch in 10 minutes (approx.) or cycle to Jan Juc Beach for a swim or surf in 5 mins, plus there's a playground & nature reserve across the road.
- Offering easy access to famous Bells Beach & beyond, this delightful home is one-of-a-kind & is sure to impress, whether you're looking to renovate or enjoy as is.