

# 36 Beach Street, Queenscliff, Vic 3225



## House For Sale

Thursday, 13 June 2024

36 Beach Street, Queenscliff, Vic 3225

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 317 m2

Type: House



Charles Caldwell  
0421570248



Anna Fletcher  
0411644997

**\$1,250,000 - \$1,350,000**

Experience the historical charm of this quaint two-bedroom fisherman's cottage in the heart of Queenscliff's Fisherman's Flat. Set on approximately 317 sqm, this well-maintained home boasts a colourful, storied past and offers an ideal coastal oasis for first home buyers, downsizers and history enthusiasts. Whether you're looking to make a move or seeking a coastal getaway, this lovely brick home offers considerable possibility for renovation or extension (STCA) and presents a rare chance to own a piece of Queenscliff's rich history. The cottage's unique mid-century aesthetic is highlighted by the extensive use of arched features inside and out, mirrored by subtle design elements such as curved window frames. The well-maintained interior has been lovingly cared for by the same owner for more than thirty years, and features two carpeted bedrooms each with built-in robes, a practical bathroom with separate toilet, a functional kitchen and a cosy living room. The generously proportioned kitchen remains fully operational with a dishwasher, near-new elevated split gas oven and cooktop, and a full-height pantry cupboard. An adjacent storage room is a flexible space ideal as a linen press or walk-in pantry. The cosy living room, separated from the kitchen by a large arched opening, features a gas wall heater set within timber built-in shelving and a modern reverse cycle air conditioning unit, efficiently heating and cooling the home year-round. The rear yard features a small concrete courtyard that leads into a lawn area with established trees, accessible through a distinctive brick archway. The rear access via Bay Street leads to an oversized single lock-up garage, where the laundry is conveniently located. This property's prime location places you within 50 metres of the harbour front parkland and the water's edge, and just a short stroll from the Queenscliff front beach and the local shopping strip. Enjoy the serenity of Swan Bay on your doorstep and the vibrant Queenscliff Harbour precinct just around the corner. Inspect today and embrace a relaxed, seaside lifestyle. - Quaint fisherman's cottage in Fisherman's Flat area- Two bedrooms, one bathroom, one living area- Single lock-up garage, accessed via Bay Street- Steeped in rich history, with potential for modernisation- Prime location close to front beach, Harbour and shops- Swan Bay on your doorstep