

**37 Anchor Parade, Cape Paterson, Vic 3995**



**House For Sale**

Thursday, 25 January 2024

37 Anchor Parade, Cape Paterson, Vic 3995

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 530 m2**

**Type: House**

**\$720,000 - \$760,000**

Discover the allure of this charming beach house, perched high on an elevated treed block, offering a cozy haven surrounded by nature's beauty. Boasting a spacious north facing alfresco with double glazed stacker doors, providing a seamless extension through the living room to rear deck for a comfortable indoor / outdoor lifestyle. Deck is quality Silvertop Ash, a subtle blend with the natural surrounds. The original kitchen has electric cooking and there is a split system servicing open plan space. There are three bedrooms, two with BIR's and one opening onto the deck, a lovely place to wake up and relax with your morning coffee. Bathroom has shower and the separate laundry has WC. There is single car carport with shelving and lockable door for tools. Surrounded by established native garden, providing a sense of tranquility and privacy, while also encouraging the wild life with a man made koala corridor, this home is only a few steps away from the park with children's playground and only a short walk to beaches and town. A great feel beach house awaiting a new family. Your leading local agency PBE Real Estate has partnered with Australia's leading property group. To view Due Diligence Checklist, visit: <http://www.consumer.vic.gov.au/duediligencechecklist>