

# 51 Mill Point Road, Toorloo Arm, Vic 3909

**Elders** Real Estate

## Sold House

Saturday, 18 May 2024

51 Mill Point Road, Toorloo Arm, Vic 3909

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Rachael Newman  
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## Contact agent

Tucked away in its own little world you will find this small acreage property just waiting for new owners to take full advantage of all its potential. Sub Division Potential - This property STCA (subject to council approval) has the potential to create multiple lots of approximately 4000m<sup>2</sup> size. If you love your estuarine fishing then you are literally a stones throw away from the Fisherman's Landing Boat Ramp. And we mean literally, as its about 220 meters to walk to the boat ramp. Its a peaceful location, yet not to far away to be amongst all Lake Tyers Beach and Lakes Entrance has to offer.

- 5.06 Acres of Land
- 3 minutes to Mill Point Boat Ramp
- 6 minutes to the 90 Mile Beach, Water Wheel Beach Tavern and The • General Café in Lake Tyers Beach
- 9 minutes to Lakes Entrance

The home is a renovators delight, it's a large home comprising 3 levels...

- The lower level a rumpus and bedroom
- The mid level a kitchen, dining and lounge area with wood heater plus a bedroom, bathroom, toilet and laundry
- The upper level a large main bedroom complete with ensuite
- The home is connected to town water
- Septic sewerage
- Bore Water also present on the property

The property is quite heavily treed giving you plenty of firewood to maintain your wood heater year round. There is good shedding for storage also. Enquire today with Elders Lakes Entrance 03 5155 3133