

**62/1235 Swan Swan Bay Road, Swan Bay, Vic 3225**



**Sold Retirement Living**

Tuesday, 23 January 2024

62/1235 Swan Swan Bay Road, Swan Bay, Vic 3225

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Retirement Living**



Swan Bay Sales  
0352581481

## Contact agent

Located within Swan Bay Holiday Park is this cosy established two-bedroom home. Featuring a spacious open plan design, raked ceilings and split air-conditioning system to the main living areas, with gorgeous hardwood timber panelling and design accents throughout. The bright kitchen is centrally located and offers good storage solutions and counter space, with tiled splashback, rangehood, electric oven and gas cooktop, plus the breakfast bar conveniently located beneath the air conditioning unit for those hot summer days. Featuring two bedrooms, master with built-in storage and ceiling fan and one central bathroom with separate toilet and combined laundry to optimise space when guests come to stay. Carpeted throughout, all internal windows come with timber venetian blinds or block out roller blinds, with external privacy blinds installed to the front deck for added peace of mind, this home has been well maintained and is ready for its new owners. Enjoy the low maintenance established gardens surrounding your new home and embrace the morning sunshine from your front porch without a care in the world... Home Features:

- Two bedrooms, master with built-in storage and ceiling fan
- Open plan living with high ceilings
- Carpet throughout vinyl to kitchen and bathrooms
- Air-conditioning to main living
- Electric oven and gas cooktop
- Separate toilet
- Combined laundry and bathroom, washing machine included in sale
- Timber venetian and blinds throughout
- Enclosed front timber deck with privacy blinds
- Front security door
- Paved parking area
- Low maintenance gardens and shed
- Pet Friendly

Nestled between Victoria's Surf Coast and the swimming beaches of Port Phillip Bay, Swan Bay Holiday Park sits on the shore of Swan Bay and is within direct access to the boat ramp and jetty, ideal for the fishing enthusiast. The park boasts a fantastic collection of features for outdoor sports fanatics presenting, a pool, putting green, tennis court, basketball court and walking track. If you dabble in wildlife adventures, take a short stroll down to the Bay and you are standing in Port Phillip Heads National Marine Park, jump on a boat or kayak whilst encircled by some of Australia's rarest species of birds. Look out for the 'Orange Bellied Parrott' with only a mere 50 left in the wild! Or submerge yourself and see it all from a different angle scuba diving in the silent world and enjoy the protected sea life in the crystal clear water. Swan Bay is within easy reach of the wineries of the Bellarine Peninsula, many fabulous public golf courses and the cafes and restaurants of Queenscliff and Point Lonsdale. We are also close to the bay side swimming beaches of Point Lonsdale, Queenscliff, St Leonards and a short drive to the beautiful surf coast for all the early risers and wave riders.