

**66 Anglers Rd, Cape Paterson, Vic 3995**



**Sold House**

Wednesday, 27 September 2023

66 Anglers Rd, Cape Paterson, Vic 3995

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 513 m2**

**Type: House**

**\$830,000**

A great holiday home that the family has enjoyed for nearly 20 years, and has been a difficult decision to part with. Featuring north-facing open-plan living with polished floorboards, extending to a spacious entertaining deck. The retro-style kitchen has electric cooking and the living flows from sunroom through to the front lounge room with a split system. There are three bedrooms, 2 with BIR's, and the renovated bathroom has a bath, separate shower and combined with built-in laundry. From the deck is the large bungalow / fourth bedroom or extra living room which is insulated, powered, and has a TV point. Having this separate space is ideal for the kids or accommodating extra guests. The rear sun-drenched deck, overlooks a fully fenced yard with mature trees and a garden shed. There is an outdoor shower as well as a claw foot bath to wash off after a day at the beach. All the work has been done here, the exterior has been reclad with spotted gum, fully insulated, double glazed windows installed, new roof, and no asbestos. Ready for a new family to move in and make their own memories. Inspect now and be in for Christmas. 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>