

# 7 Bambra Road, Aireys Inlet, Vic 3231

## House For Sale

Thursday, 28 March 2024

7 Bambra Road, Aireys Inlet, Vic 3231

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1222 m2

Type: House



James Worssam



Liz Currie

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**\$1,350,000 - \$1,500,000**

Properties on large, flat allotments in the central part of Aireys Inlet are becoming ever more scarce. Especially so when the blocks are as large as 1222m<sup>2</sup> and are totally flat, providing multiple uses. The land size qualifies for a two lot subdivision (STSA) under the shire's guidelines however the placement of the house may require some modification to the dwelling to bring it to fruition. The bulk of the land is at the rear providing a vast backyard ideal for children to play or due to the rich soil in this part of Aireys Inlet so close to the river, it could provide a fantastic opportunity for the gardener. Positioned on a slight angle, the timber house is brimming with character and is in a different style from most of the houses that are built commonly in the area. The main living/dining area features soaring ceilings and has unique parquetry flooring plus an open fire. At both ends of the living area there are extra mezzanine areas accessed by ladders which provide extra living space, or possibly even a work space or separate play area. The kitchen adjoins this area and is complete with a small walk-in pantry. The bedrooms are located at either end of the main living area with the master and ensuite at one end and a further two bedrooms and the main bathroom at the opposite end. Suitable for either a holiday house or a permanent dwelling and positioned very close to the bottom shops, the river and all the amenities of Aireys Inlet, you can leave the car at home and access all that the area has to offer on foot.\*Please note that the house will present on inspection without the furniture shown in these photos.