

**16 Hills Road, Goughs Bay, VIC, 3723**

**House For Sale**

Sunday, 8 September 2024



16 Hills Road, Goughs Bay, VIC, 3723

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## 'The tree house'

This home was built by a steel engineer, and you can tell! It is strong and sturdy with great 'bones'. The current owners have done some good work including a very swanky new bathroom, new plaster and paintwork. Sure there's a bit more to do, but you can move straight in 'as is' and enjoy life in 'The Bay' quite comfortably.

The location is brilliant, nice and quiet, with no-through traffic and paddocks over the back fence. As the name 'The Treehouse' implies, the home is nestled amongst some beautiful trees, which provide a haven for the native birds. The front deck is a lovely place to relax and watch them land on the railing, but the sunset views from the back deck are pretty special too!

Inside you have 3 bedrooms, the renovated bathroom complete with freestanding bath, and the nice big open plan living and kitchen.

Downstairs there's a big storage area/mancave that could be converted to more accommodation (STCA) with ample ceiling height. And then there's the mystery concrete deck...possible a UFO landing pad or maybe just a great place for a firepit? There's heaps of room underneath to create another storeroom and lots of space off the driveway to park boats and caravans.

We do have a few more photos we can email you, or better yet come and check in out yourself. This really is a great opportunity to complete the renovation and end up with an awesome property without breaking the bank!