

**86 NOBLE STREET, Anglesea, VIC, 3230**

ROBYN DODD

**Sold House**

Sunday, 18 August 2024

86 NOBLE STREET, Anglesea, VIC, 3230

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**

## Under Contract - Open Cancelled

This beautifully redesigned and comprehensively renovated residence is perfectly tucked away on a private quarter-acre land parcel in the coveted seaside hamlet of Anglesea.

- Cocooned by leafy foliage in a tranquil bushland setting
- Well resolved single-level layout with good spatial flow and superb northern exposure
- Extensive entertainer's deck perfect for alfresco meals and early morning coffee
- Impressive living and relaxation domain with seamless indoor-outdoor connection
- Galley kitchen with electric cooking, dishwasher and breakfast bar
- Luxe master suite with walk through robe and swish ensuite
- Two further bedrooms with built in robes
- Large family bathroom; separate powder room
- Functional utility/mudroom with exterior access; excellent storage
- Hardwood timber floors; tiled wet areas; double glazed windows
- Ambient slow combustion fireplace; split system heating/cooling; ceiling fans
- Beautifully curated native gardens with irrigation
- Off street parking for several vehicles
- Plenty of scope for further enhancement STCA
- Popular surf breaks, iconic golf courses and scenic walkways just moments away
- River, parks, cafes/restaurants and shops in walking distance
- School, transport and medical close by
- Currently leased to an excellent long-term renter at \$670 per week (\$34,935 per annum)