

**1/30 Willis Avenue, Marlo, Vic 3888**

COAST TO  
COUNTRY REAL ESTATE

**Unit For Sale**

Sunday, 23 June 2024

1/30 Willis Avenue, Marlo, Vic 3888

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Unit**



Matt Byrne  
0410681323



Toni Spires  
0351069711

**\$275,000**

Set in a peaceful and private avenue this well-maintained two-bedroom unit offers convenience and relaxation in a prime Marlo location. The property represents a great entry point into the tightly held Marlo property market. The unit is positioned at the front end of a set of three units with a single car garage allocation to the rear. Just a short stroll away from the local store, picturesque beach, and the renowned Marlo Hotel, this property is the epitome of coastal living. The kitchen has electric cooking, worktops and enough room for a small dining setting. Pine lining boards on the walls provide a coastal/country feel whilst the floors have floating floor coverings. The master bedroom has built-in robes and a large window overlooking the front veranda. There is also a bunk room located near the small compact laundry and back door. The family bathroom has a vanity, shower and toilet. With the added comfort of reverse cycle heating and being fully furnished, this property is ready to welcome you home. Whether you're seeking a permanent residence, a lucrative rental investment, or a cosy holiday retreat, this versatile unit caters to your every need. If you're looking for a coastal property at an affordable price, then this one is for you. Embrace the coastal lifestyle and make this property your own today. The Marlo foreshore, boat ramp and jetty, General Store, Bait Shop and Café are only a very short stroll. There are coastal boardwalks with elevated ocean views, birdlife, wetlands and surf beaches nearby. Marlo is surrounded by unspoilt waterways and beaches and is a premier beach, fishing and boating destination. Marlo is located where the mighty Snowy River and the smaller Brodribb River meet the ocean. Marlo has its own Primary School whilst Orbost is only a short fifteen-minute drive for all your shopping, high school education and medical needs. Please view our Virtual Tour and contact Matt Byrne on 0460 681 323 or Toni Spires on 0468 947 942 for your private inspection.