



**36 Birdwood Ave, Cowes**



## ISLAND LIVING

This immaculately presented home on a 705 m2 block is ready for the next family to enjoy. With the local Primary school only a 2 minute stroll around the corner and the local shopping strip a little further. This home is light and bright upon entering, an open lounge with north facing windows and central split system, hardwood flooring and quality carpets in the bedrooms. The newly updated kitchen has a 900mm electric oven, new dishwasher and a generous dining area. Also with ceiling fans in the lounge and master.

With three good sized bedrooms - centrally located bathroom, separate toilet, plus separate updated laundry that leads out to the rear undercover entertaining deck, through to a rear yard which is fully fenced.

This property would be a great investment to work from home, with a large shed that has 2 x deep garages plus a side work shop area. The high clearance garage roller doors are 3.2 metre in height, with a 20-amp power outlet. Security yard lighting.

The large back yard still has ample room for turning and reversing a light vehicle, with ease. Fully fenced with large gates into the rear yard and there is off road parking at the front. New decking at the entry and landscaped gardens with an east road frontage.

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. [www.1stre.com.au](http://www.1stre.com.au)

3 1 4 705 m2

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1954        |
| <b>Land Area</b>     | 705 m2      |

### Agent Details

Sharon Wintle - 0405 575 332

### Office Details

Grantville  
1520 Bass Highway Grantville San Remo, VIC, 3925 Australia  
03 5678 8488



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