

Sold



**17 Island View Road, The Gurdies**



## TURN KEY - GREAT WATER VIEWS!!!

This exquisite property offers magic water views and is surrounded by nature and is close to the Gurdies State Forrest ideal for bush walks and horse riding. Located on an undulating block of approx. 744sq.m in a quiet cul-de-sac you will not find better at this affordable price. As you step inside the home you are greeted by a charming living area with pot belly wood fire and french doors that lead you into the bright and vast open plan kitchen, dining and family zone with a sliding door which flows out to the covered decked alfresco that overlooks the spacious rear yard and offers the most beautiful sunsets and Westernport Bay views. Comprising 3 bedrooms, 2 of which have water views, family bathroom and laundry. The internal door from the double garage is fantastic for those wet days to unload all the shopping.

Additional features –

- \* Floating floor throughout
- \* 2 x split-system air conditioners
- \* 18 solar panels
- \* block out blinds
- \* Double garage is plastered and has down lights so can utilise as rumpus/studio room for extra living space
- \* Side gate for car access
- \* Storage underneath
- \* Water tanks
- \* 4 car shed with concrete floor (fantastic man cave)

This property ticks all the boxes and is an idyllic place to call home for those yearning a relaxed and peaceful lifestyle where you can enjoy fresh air and

3 1 4 744 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2417
<b>Land Area</b>	744 m2

### Agent Details

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still be close to all amenities. The local shops, cafes, wineries and tourist attractions are all within a few kilometres. Major shopping centres, Phillip Island are all within 25 mins. The dual lane highway gives easy commute to CBD.

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.

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