



3 Bowman Street, Corinella

## COASTAL RENOVATER IN SERENE LOCATION

3 Bowman Street, is positioned in one of the more private locations in the bayside coastal village of Corinella. On a large 664m<sup>2</sup> allotment, it is perfect for first home owners and renovators, investors, handy people or anglers looking for a shack to camp in only two minutes from the four lane, 24 hour boat ramp. Only 100 metres to the foreshore and coastal walking tracks. The walking track meanders around the foreshore boundary of Corinella and continues all the way to the sandy beach and Coronet Bay. A new two story dwelling (STCA) would take clear advantage of the views of Westernport Bay and French Island. There is rear lane access to the property for convenience.

The property is very private from the street with an array of established trees and bushes across the front, the driveway takes you into the single car or storage shed. Lawn and pathways lead back along to the house positioned at the rear of the property. It consists of two bedrooms, one large enough for three sets of bunks, one bathroom, two toilets, one inside one outside, a functional open spaced kitchen large enough for dining and lounge and another utility room that could be a third bedroom or second lounge. The property is fully fenced. Buyers please note, this property is in need of work and

2 🏠 1 🚰 1 🚗

### FOR SALE

Please Call

### AGENTS

Greg Kane  
0477 020 267  
gkane@ljh-grantville.com.au

Allan Mann  
0409 855 753  
amann@ljh-inverloch.com.au

### AGENCY

LJ Hooker Grantville  
(03) 5678 5988

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

will be sold on an, As It Is, basis. It is priced at block value and represents a great opportunity in a superb location.

The property is ideal for:&ndash;

First Home Owners - looking to free themselves from the rental burdens and pay off their own property with a very low capital input and are capable of renovating.

Renovators - an opportunity at a very reasonable ingoing price to take on a renovating project and increase the equity in your investment.

New Home Owners - the land size of 664m2 is large enough to remove the existing home and build your dream home. Bay views from a second story would be amazing.

Anglers Getaway - big enough to park your boat and just a two minute drive from the boat ramp and plentiful fishing grounds. The perfect fishing shack or weekender.

This prime central location in the coastal hamlet of Corinella, which is supported by a general store, Fig & the Bay Cafe, coastal walking tracks, lawn bowls club, tennis courts, community hall and park, monthly summer markets, tennis courts, skate area and a 24 hour boat ramp. Farm gate produce, the local primary school and kindergarten just a 5 minute drive away. Only 10 minutes to Grantville, 25 minutes to Wonthaggi for all of your big town needs. An easy commute via the dual lane Bass highway to the South East suburbs.

Book an inspection now or come to an advertised open day.

Don't miss your opportunity, call today &ndash;

GREG KANE &ndash; 0477 020 267

ALLAN MANN &ndash; 0409 855 753

LJ HOOKER GRANTVILLE

## MORE DETAILS

Property ID	SYHS5
Property Type	House
Land Area	670 m2
Including	Toilets (2)
	Courtyard
	Fully Fenced

**Greg Kane 0477 020 267**

Sales Executive | [gkane@ljh-grantville.com.au](mailto:gkane@ljh-grantville.com.au)

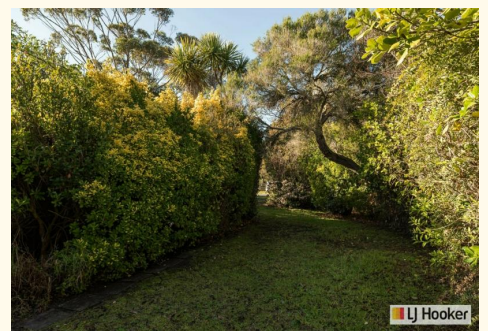
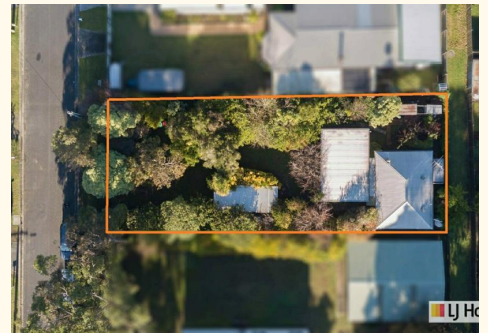
**Allan Mann 0409 855 753**

Managing Director, Licensed Estate Agent & Officer-in-Effective Control | [amann@ljh-inverloch.com.au](mailto:amann@ljh-inverloch.com.au)

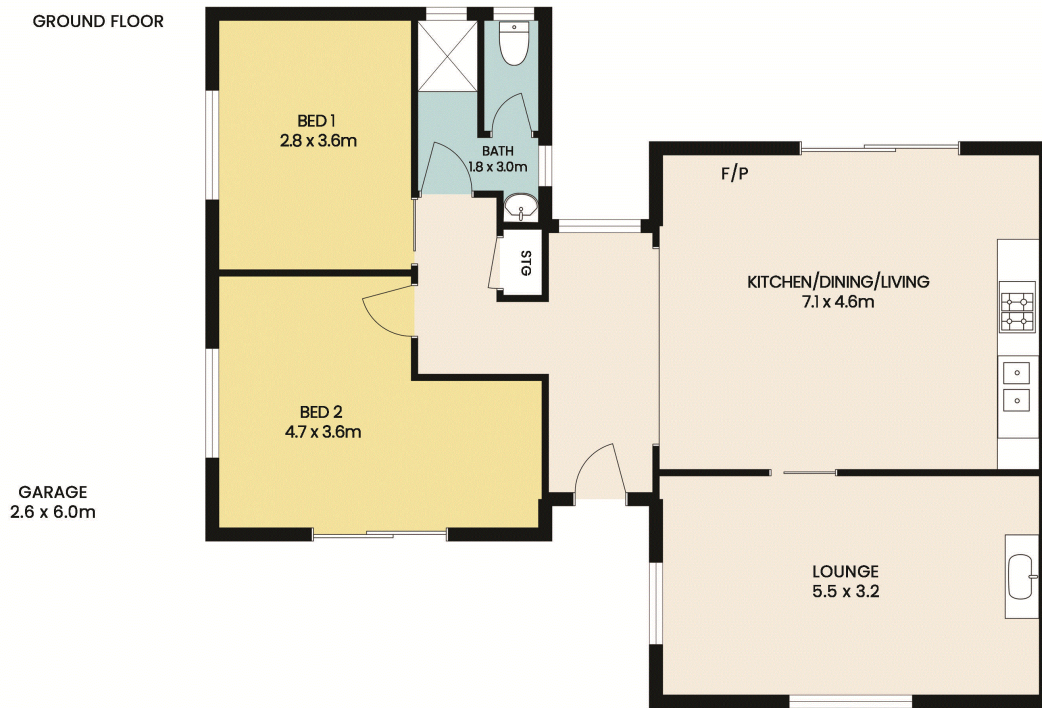
**LJ Hooker Grantville (03) 5678 5988**

6/1524 Bass Hwy, GRANTVILLE VIC 3984

[grantville.ljhooker.com.au](http://grantville.ljhooker.com.au) | [grantville@ljh-inverloch.com.au](mailto:grantville@ljh-inverloch.com.au)



GROUND FLOOR



**3 BOWMAN STREET, CORINELLA**

 **LJ Hooker**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**