



364 Agar Road, Coronet Bay

LARGE FAMILY HOME WITH STUNNING BAY VIEWS!

- degree panoramic views over Westernport Bay and stunning sunsets that will take your breath away can all be enjoyed from this 4-bedroom, 2-bathroom coastal family home in Coronet Bay. Within walking distance of the safe swimming beach, general store and recreation center, this property is perfectly located for families, first home buyers, couples downsizing and investors looking to maximise their returns. It could even be utilized as a dual occupancy residence for people who need separate space but still under one roof.

The ground floor comprises of a separate living area with bay views and split system. The spacious kitchen comes equipped with a 900mm gas cooktop, dishwasher, large island bench and a walk in pantry. All adjoining the dining and family room with a reverse cycle split system for comfort, which then connects with the private rear deck for BBQ's and entertaining whilst taking in the stunning rural views of the Bass hinterland. The master suite has bay views, a walk in robe, ensuite with shower and toilet. There is also a separate powder room for guests. The views are amazing from downstairs as well and it is the perfect floorplan for those who are not comfortable with steps.

4 3 2

FOR SALE

\$780,000

VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

AGENTS

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AGENCY

LJ Hooker Grantville
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Upstairs is where you find a further three bedrooms, a family bathroom, and a massive living area with a kitchenette all whilst admiring the views. This is the ultimate entertaining area with a multitude of uses. Access to the upper front deck by glass sliding doors will give you a place to soak up the amazing vista, water views and evening sunsets.

FURTHER PROPERTY FEATURES –
 Deck with views over Westernport Bay and French Island.
 Dual occupancy opportunity, live downstairs with other family living upstairs.
 Concrete driveway leading to an oversized garage.
 Maintenance free, fully fenced backyard with firepit area.
 Stunning rural views at the rear looking over the bass hinterland.
 Solid timber flooring upstairs.

Coronet Bay beach is very popular amongst beach lovers, perfect for walking, swimming, kayaking stand up paddle boarding and fishing. The Corinella boat ramp is only five minutes away for those who have a boat. Coronet Bay is located only 20 minutes to Phillip Island and 45 minutes to the south east suburbs via a dual lane highway providing an easy commute to work. Schools are nearby along with Cafes, wineries and farm gate produce.

For your opportunity, come along to one of the advertised open days or book your own private inspection.

Call today –
GREG KANE – 0477 020 267
ALLAN MANN – 0409 855 753
LJ HOOKER GRANTVILLE.

MORE DETAILS

Property ID	TMHS5
Property Type	House
Including	Ensuite Air Conditioning Toilets (3) Balcony Deck Dishwasher Floorboards Workshop Built-in-Robes Fully Fenced Remote Garage

Greg Kane 0477 020 267

Sales Executive | gkane@ljh-grantville.com.au

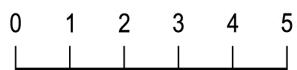
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	-	256.1 m ²
Garage/Workshop	-	44.9 m ²
Lower Verandah	-	34.3 m ²
Entertaining	-	23.8 m ²
Upper Verandah	-	27.6 m ²
Total	-	386.7 m ²

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 **LJ Hooker**