



29 Shamrock Avenue, Cowses

## GREAT COWSES LOCATION, GREAT COASTAL OPPORTUNITY.

29 Shamrock Avenue is perfectly located in central Cowses, so close to the Primary School, large supermarkets, the medical hub, recreation reserve, sandy beaches and the main street including specialty shops and cafes you won't need a car. It is all within walking distance. The opportunity is for first home owners to buy at an affordable price, developers looking for the next project, handy people looking for an investment property or holiday home owners.

The brick dwelling sits on a large 688 m2 allotment and consists of a sunroom, spacious open plan living area complete with a reverse cycle air conditioner. The kitchen is fitted with a cool orange tiled splashback, double drawer dishwasher, chef cooktop and lots of bench space. Two bedrooms, one with BIR's, the other with a walk thru robe to access the toilet and bathroom, Jack & Jill style.

Outside, the property is fully fenced and has a wide concrete driveway leading down into a 9M X 4M shed with remote roller door, concrete floor and power. The driveway could easily accommodate a caravan or boat. The backyard is private, spacious and comes with fruit trees

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.



and vege gardens. There are Solar Panels already fitted for electricity savings.

As this house is ageing, it will need some love but it is still solid enough to move in, as it is. First home owners would certainly benefit from the affordable asking price. Developers may see it as an opportunity to remove the dwelling and build some townhouses or units, STCA. It would make for a great weekend for an astute buyer to take advantage of the pleasures that Phillip Island provide. If this property, in the heart of Cowes ticks your box, don't miss out.

Phone or email today to book an inspection or come along to one of the scheduled open days.

GREG KANE &ndash; 0477 020 267  
ALLAN MANN &ndash; 0409 855753  
LJ HOOKER GRANTVILLE

### MORE DETAILS

Property ID	T6HS5
Property Type	House
Land Area	688 m2
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes 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)

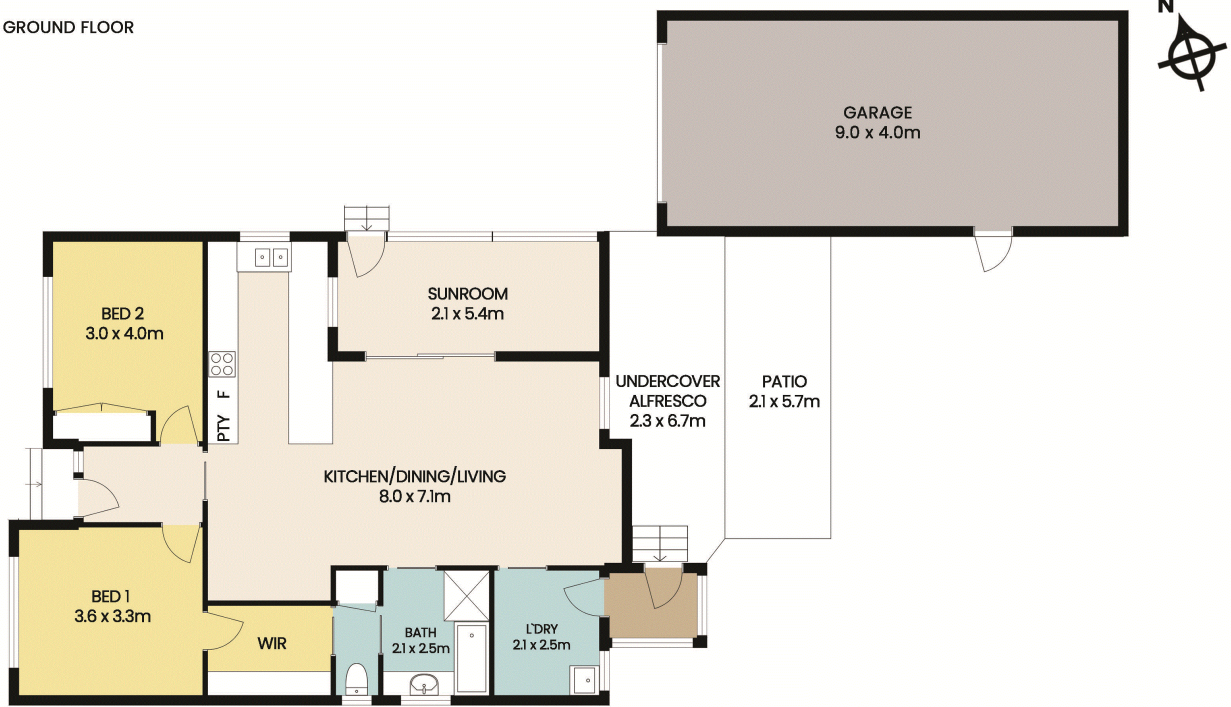
#### LJ Hooker Grantville (03) 5678 5988

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



**29 SHAMROCK AVENUE, COWES**

 **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.

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 **LJ Hooker**