



## Inverloch, 41 Sandy Mount Avenue

**DEADLINE: ALL OFFERS WILL BE CONSIDERED UNTIL FRIDAY 15/11 BY 4PM**

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This home is located on a corner allotment with approximately 735 m<sup>2</sup> of land AND you're only a 2-minute walk to the heart of Inverloch's shopping district and just 5 minutes to Anderson Inlet beach! You'll never be far from the action.

Step inside and you'll find a spacious and functional layout on the ground floor, featuring three large bedrooms, one of which can be used as a rumpus room, a bathroom, and a separate laundry. The first floor offers even more surprises, with three additional bedrooms, a family bathroom, and a generous kitchen/meals living area with stunning views of the Inverloch Recreation Reserve and a glimpse of Anderson's Inlet in the distance.

But that's not all - the outdoor living areas are simply divine! Enjoy a large, fully enclosed



**Disclaimer:** 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.



**For Sale**  
\$1,045,000

**View**  
[ljhooker.com.au/135NH58](http://ljhooker.com.au/135NH58)

**Contact**  
**Michael Wrigley**  
0418 595 757  
[mwrigley@ljh-inverloch.com.au](mailto:mwrigley@ljh-inverloch.com.au)

**LJ Hooker Inverloch**  
**(03) 5674 2888**



undercover entertaining area at the rear, perfect for relaxing or hosting gatherings, and an adjacent open deck to soak up the sun during the warmer months. Access to the private rear yard, where you'll find a double garage/workshop and double carport.

Don't miss this incredible opportunity to own your dream home in one of Victoria's most popular coastal towns. Book your inspection today!

## More About this Property

<b>Property ID</b>	135NH58
<b>Property Type</b>	House
<b>Land Area</b>	735 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

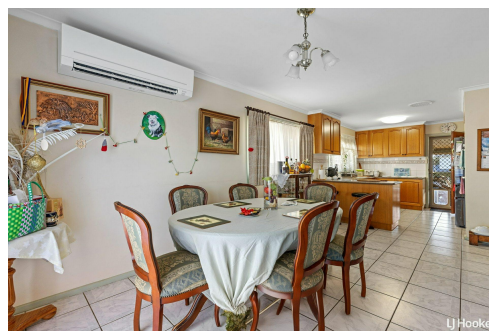
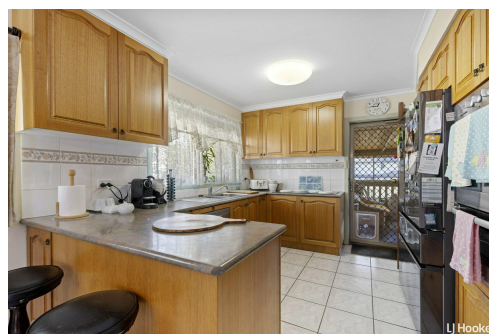
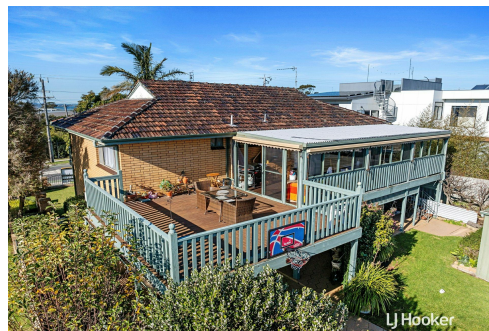
**Michael Wrigley 0418 595 757**

Sales Executive, Licensed Estate Agent | [mwrigley@ljh-inverloch.com.au](mailto:mwrigley@ljh-inverloch.com.au)

**LJ Hooker Inverloch (03) 5674 2888**

10a A Beckett Street, INVERLOCH VIC 3996

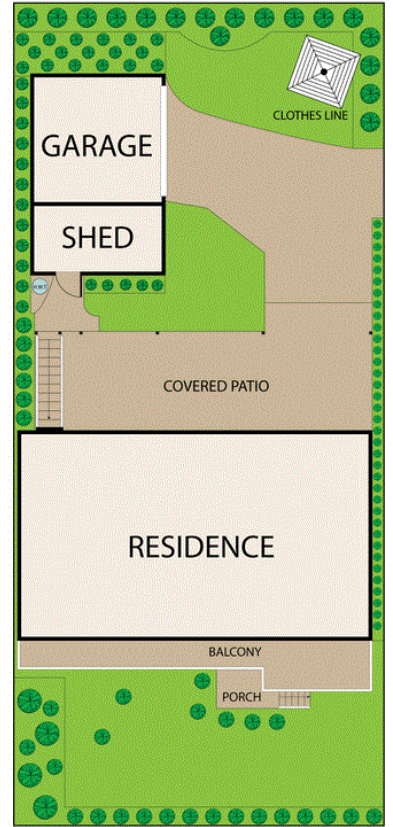
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41 Sandy Mount Avenue, Inverloch 3996  
TOTAL APPROX. FLOOR AREA 200 SQ.M

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.