



LJ Hooker



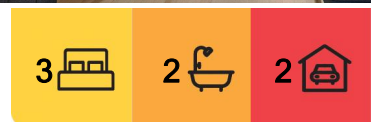
## Inverloch, 72 Surf Parade

### SEASIDE SERENITY

Introducing the exquisite coastal haven at 72 Surf Parade, Inverloch/your luxurious retreat encapsulating the perfect blend of relaxation and sophistication. This immaculate 3-bedroom, 2-bathroom home offers the ultimate holiday home experience or an astute investment opportunity.

Savour the sound of the ocean waves and the refreshing salty breeze as you relax in a property designed for a sensory detox. The residence boasts a low maintenance garden and the ease of upkeep, allowing you more time to bask in the coastal ambience, especially in winter when the open fire creates a cosy retreat.

The home's design ensures optimal comfort, with impressive climate control features, including external and internal wall insulation, natural cross ventilation, and efficient ducted central heating and air-conditioning throughout. Indulge in the luxury of oversized doors, quality floorboards, and high-grade windows and frames, all contributing to an environment



**For Sale**  
\$1,199,000

**View**  
By Appointment

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

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of understated elegance and relish the spaciousness of the cathedral raked ceiling in the open plan family/dining area.

Choose to while away the hours at the beach with access only a stones throw away, on either the front or back deck, perfect for sunbathing or enjoying the cool breezes or in the fully fenced backyard - tinker away in the large powered, concrete flooring shed. This property has thought of everything! Including a hot and cold outside shower to wash away the sand before going inside.

This Inverloch resort home is just steps away from the foreshore, and if you're in the mood for a vibrant atmosphere, take a short walk or ride along the foreshore path into town. Here, quality cafes, restaurants, shops, and markets await.

## More About this Property

<b>Property ID</b>	1368H58
<b>Property Type</b>	House
<b>Land Area</b>	624 m <sup>2</sup>
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced

### Rahni Mann 0402 284 965

Branch Manager | Licensed Estate Agent | [rmann@ljh-inverloch.com.au](mailto:rmann@ljh-inverloch.com.au)

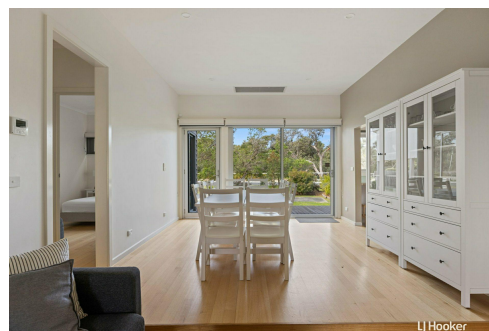
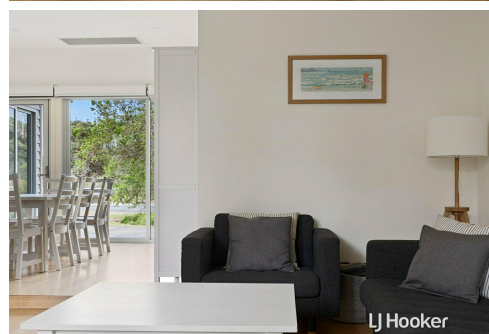
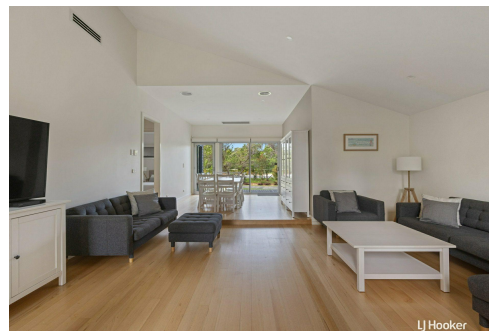
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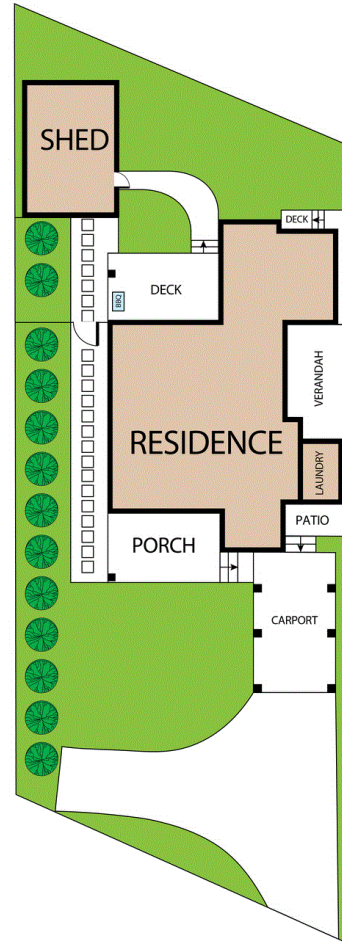
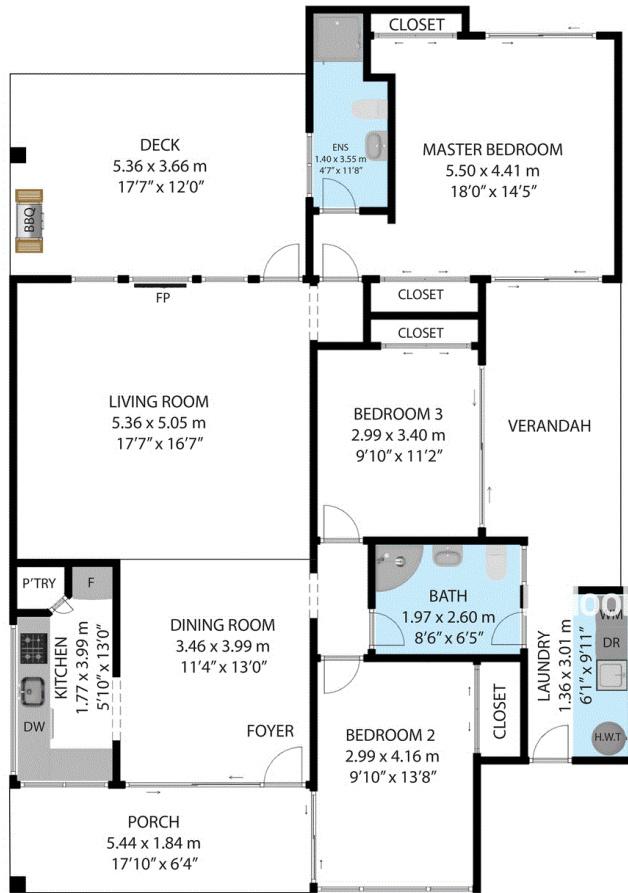
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**72 SURF PARADE, INVERLOCH 3996**

TOTAL APPROX. FLOOR AREA 110 SQ.M - 1,193 SQ.FT

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.