



## San Remo, 7 Edgar Road

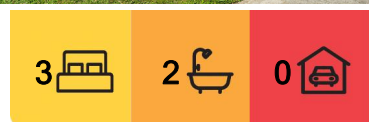
### CLASSIC COASTAL COTTAGE, WALK TO THE BEACH

7 Edgar Road, San Remo is an opportunity to purchase one of San Remo's original homes. Loaded with charm and character, double hung timber windows and original facade, this home has 3 bedrooms and 2 bathrooms. Located just 150 metres to the main street including cafes, newsagents, post office, medical clinic, shops, the local IGA supermarket, hotels, eateries, safe swimming beach and fishing jetty. All this within a short walking distance of the front door, only 60 metres to the local primary school and close to the new secondary school. There is a possibility for the astute investor to create a subdivision of this property with the land size being 621m<sup>2</sup>, STCA. A second story build would have incredible views of the bridge and Westernport Bay.

As you walk onto the property you are greeted by the front porch with original balustrading and red brick steps. Once you enter the home on the right off the central hallway are two bedrooms, on the left is the family lounge with etched glass double timber doors, original fireplace and reverse cycle split system. At the end of the hallway is the family bathroom



**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**  
Please Call

**View**  
[ljhooker.com.au/R6HS5](http://ljhooker.com.au/R6HS5)

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



with a bathtub and vanity. Then into the kitchen, large enough to suit most families and still with the original oil-fired AGA Swedish combustion stove - a piece of history. Further on is the third bedroom, laundry, separate toilet and the second bathroom with a shower. The house has concrete stumps and some new wiring. With some imaginative renovation you could restore this home to its former glory.

This is an opportunity to get into the highly sought after San Remo property market at the cheapest entry level. San Remo is at the gateway to Phillip Island's golden beaches and tourist attractions. Only a short walk to San Remo Foots swimming beach and surf break. Centrally located in the 'old town" part of San Remo, flat ground and close to everything. The larger township of Wonthaggi is a 20 minute drive and 60 minutes up the Bass Highway to the South East Suburbs.

For your opportunity to purchase this amazing coastal property &ndash;  
 Call LJ HOOKER GRANTVILLE today.  
 GREG KANE &ndash; 0477 020 267  
 ALLAN MANN &ndash; 0409 855 753

## More About this Property

Property ID	R6HS5
Property Type	House
Land Area	621 m²
Including	Air Conditioning Toilets (1)

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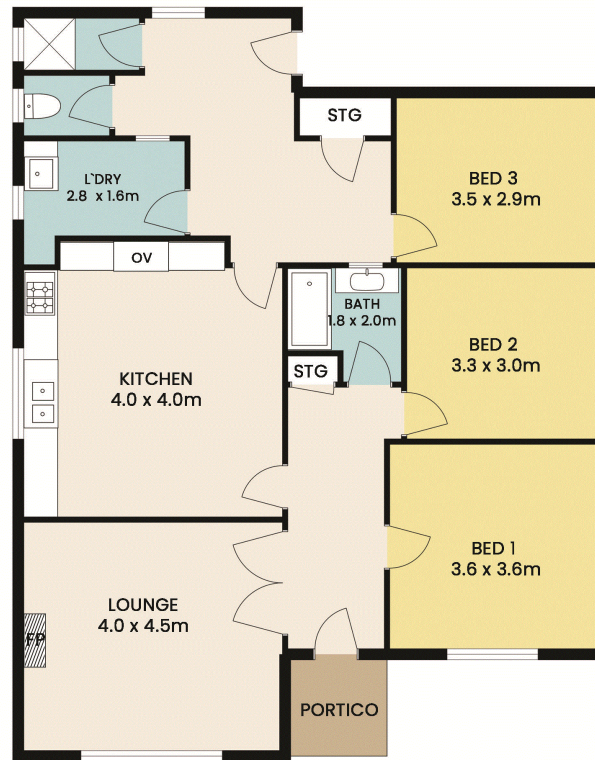
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GROUND FLOOR

GARDEN SHED

GARAGE



## 7 EDGAR ROAD, SAN REMO



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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