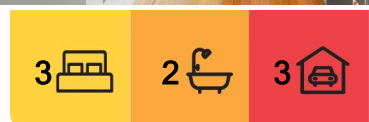


San Remo, 9 Bergin Grove

MODERN COASTAL HOME, 80M FROM THE BEACH.

9 Bergin Grove is arguably in the premium location of San Remo. Only 80 meters walk to the sparkling waters of Westernport Bay back beach, both dog friendly and safe for swimming. A flat location with a single-story home with no steps in a quiet court. A convenient, flat, short walk to the shops, cafes, hotels, primary school, IGA supermarket and all amenities that San Remo provides. If it's location and convenience you are looking for, then stop looking, you have found it.

This reasonably new 3-bedroom, 2-bathroom home has that modern coastal feel we all desire. Stunning Tasmanian Oak solid timber flooring features throughout the open plan living of the home, the kitchen boasts a walk-in pantry, gas cooktop, dishwasher and a custom made, polished concrete, island bench top. A feature wall in the dining area and glass sliding stacker doors to the private, undercover, alfresco courtyard. There is a reverse cycle air conditioner, ceiling fan and woodheater for all year-round comfort. The living room looks out over the front undercover spotted gum decking onto a private



For Sale
Please Call

View
ljhooker.com.au/S7HS5

Contact
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0477 020 267
gkane@ljh-grantville.com.au
Allan Mann
0409 855 753
amann@ljh-inverloch.com.au



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landscaped courtyard.

The main bedroom is spacious and comes with a feature wall of recycled red bricks, ceiling fan, large walk thru wardrobe and a stunning ensuite with walk in shower, toilet and floor to ceiling tiles.

There are two more queen-sized bedrooms, both with built-in robes, quality carpet and ceiling fans. The family bathroom is luxe designer style with floor to ceiling tiles, sunken bathtub, walk in shower, toilet, stone benchtop and timber vanity. Rounding out inside the home is a light filled laundry and study area.

Outside is fully fenced with gates for privacy. Landscaped gardens featuring fenced off courtyards and a concrete driveway. Substantial fruit trees, vegetable gardens, workshop and storage shed have all been supplied. There is plenty of room to park your caravan or boat as well.

This property is turn key and awaits a new owner to enjoy this amazing property.

Don't miss out. Call today to book a private inspection by appointment or to attend one of the advertised open days.

GREG KANE – 0477 020 267

ALLAN MANN – 0409 855 753

More About this Property

Property ID	S7HS5
Property Type	House
Land Area	690 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

Greg Kane 0477 020 267

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

Allan Mann 0409 855 753

Managing Director, Licensed Estate Agent & Officer-in-Effective Control | amann@ljh-inverloch.com.au

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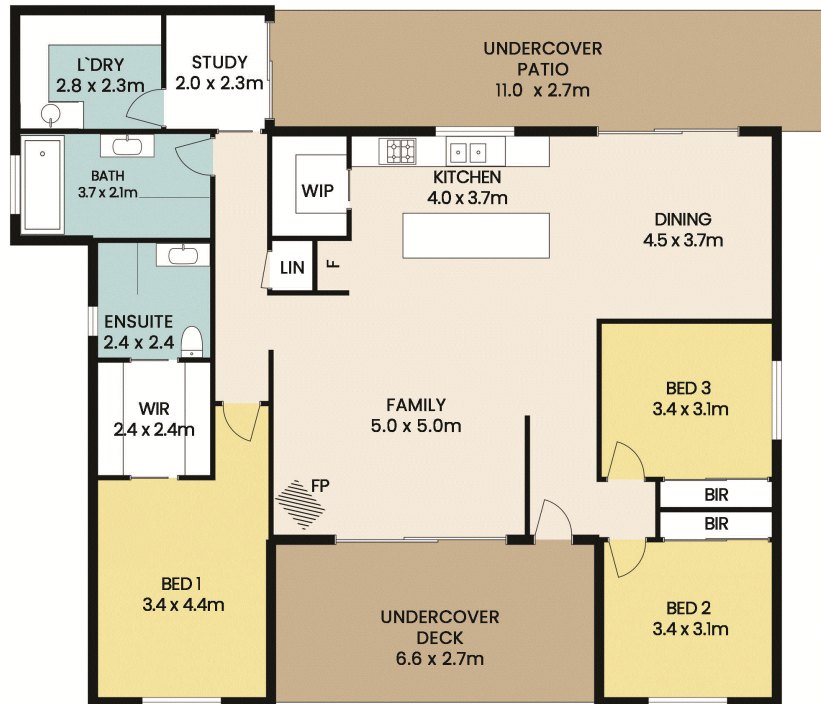
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GROUND FLOOR



9 BERGRIN GROVE, 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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