



The Gurdies, 22-24 Island View Road

FAMILY HOME WITH BAY VIEWS, 1400SQM!!

This perfectly located family home, with extensive Westernport Bay views, consisting of three bedrooms, two bathrooms, double car garage and carport all sitting on a large 1400sqm allotment. It is ready for you to move into and enjoy the amazing views out over French Island complete with stunning sunsets - all within 40 minutes of the South East suburbs.

On approach to this stunning property, you will be greeted by two driveways forming the entrance to a semi-circle style, drive through driveway. Excellent for all types of vehicles and giving easy access to the garage and carport. You will then be amazed by the fully rendered home complete with a featured front wall made of solid stone. When entering the house, you will be delighted at the copious amounts of natural light provided by the large windows giving access to the water views from inside the house. The large, open plan kitchen, dining and living room, all get to enjoy the stunning views. The kitchen is modern and central, it consists of full electric cooktop, rangehood and dishwasher. Double sliding

3

2

3

For Sale
Please Call

View
ljhooker.com.au/PPHS5

Contact
Greg Kane
0477 020 267
gkane@ljh-grantville.com.au

Allan Mann
0409 855 753
amann@ljh-inverloch.com.au



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.

LJ Hooker Grantville
(03) 5678 5988

doors give direct access to the entertaining area in the backyard. Comfort is provided by reverse cycle heating and cooling and an electric flame heater.

The spacious main bedroom is serviced by a large walk-in robe, ceiling fan and a modern ensuite with floor to ceiling tiles, shower and toilet. The other two generous bedrooms are fitted with built in robes. The family bathroom, complete with a bathtub, shower and toilet is right next to these two bedrooms. There is a separate study / home office leading off the living room for work from home or study opportunities. The laundry has an external door and plenty of storage and bench space.

Outside in the fully fenced rear yard you will enjoy the spacious lawn area complete with a relaxing firepit and seating, nature at its best with the bushland backdrop and established gardens. Loads of room for the children and pets to play safely. The large double shed has concrete flooring and power, ready for the home handyman. There is ample space to park the boat, caravan or trailers in the shed or outside on a concrete pad next to the shed. Approximately 55,000 Liters of tank water cover all your free water needs. No water bills.

The property oozes serenity and idyllic relaxation. With easy access to Bass Highway, a short drive to local shops, cafes, beaches, wineries, tourist attractions, primary school, kindergarten and day-care, 24-hour boat ramp and is within 30 minutes' drive to Phillip Island and major shopping centres, the property ticks all the boxes. This low maintenance family home with a sea change opportunity is ready and waiting for you to inspect now.

Call LJ HOOKER GRANTVILLE today –
GREG KANE 0477 020 267
ALLAN MANN 0409 855 753

More About this Property

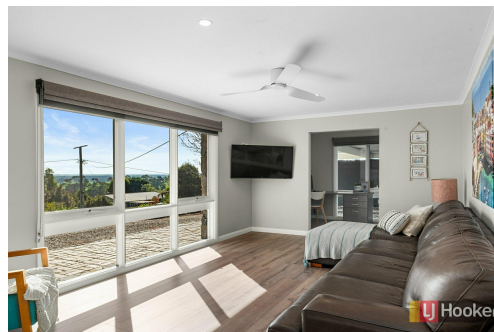
Property ID	PPHS5
Property Type	House
Land Area	1410 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Fully Fenced Water Tank

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

LJ Hooker Grantville (03) 5678 5988
6/1524 Bass Hwy, GRANTVILLE VIC 3984
grantville.ljhooker.com.au | grantville@ljh-inverloch.com.au

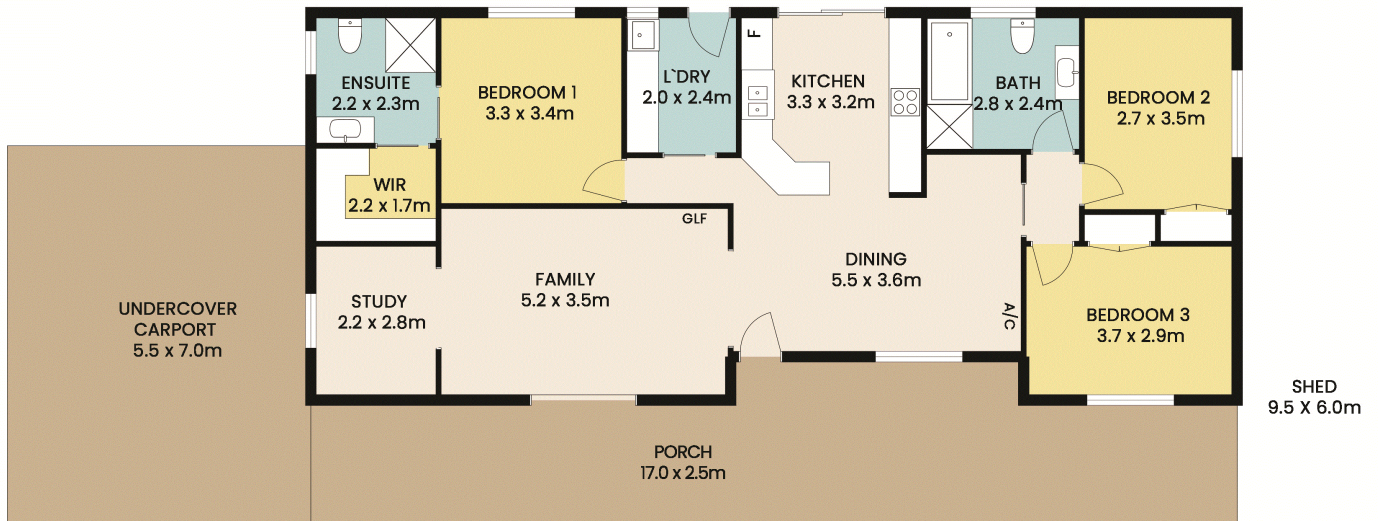


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LJ Hooker Grantville
(03) 5678 5988

GROUND FLOOR



22 – 24 ISLAND VIEW ROAD, THE GURDIES



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.



LJ Hooker Grantville
(03) 5678 5988

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.