




45 Gurdies - St Helier Road, The Gurdies

WATER VIEWS, 3 BEDROOM HOME ON 9,755m² OF NATURES PARADISE

45 Gurdies St Helier Road, The Gurdies is where nature and the coast come together. Located perfectly on an elevated 9,755 m² (approx.) allotment with two street frontages, panoramic Westernport Bay views, just 40 minutes from the South East suburbs is where you will find this amazing opportunity. The property consists of a three bedroom home, multiple shedding, native trees, birds and flora, three driveway entry points, three water tanks for water supply, septic waste system, underground power and 6.6 kw of solar panels. You can basically live off grid. This property is positioned in a stunning native environment that provides privacy, yet has easy access with bay views creating the perfect lifestyle property.

Buyers who are looking for a unique property with extra land, nearly 2.5 acres and want to be living in a native surrounding, still wanting bay views, be not too far from the city, with loads of storage sheds, formed circular driveways, this is for you. Investors, families, tradesman with machinery and truck drivers are all accommodated for. With entry from either Gurdies - St Helier Rd or Kent Rd and easy access to the highway for dual lane commuting to the M1 and South

3  1  3 

FOR SALE
\$890,000 - \$950,000

VIEW
By Appointment

AGENTS
Greg Kane
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gkane@ljh-grantville.com.au

Allan Mann
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AGENCY
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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**

East suburbs.

The house will need your love, but it already has a massive timber front deck for entertaining, bbqs and taking in the views and sunsets. Once inside you will find three bedrooms, a large lounge area with a woodheater, split system and ceiling fan, kitchen with views and room to expand, a family bathroom and separate powder room. With solid timber flooring this is an opportunity for renovation or a complete overhaul.

Multiple shedding includes room for a boat or caravan, workshop area, laundry with a toilet and shower attached. Loads of storage space and a separate studio which could be used for accommodation or hobby space. At the rear of the property is a small dam connected with a perfect native garden setting for more relaxation.

This property has land size, location and infrastructure, it now just needs you to make it your own. To arrange a private inspection or for further information, call today –
GREG KANE – 0477 020 267
ALLAN MANN – 0409 855 753
LJ HOOKER GRANTVILLE.

MORE DETAILS

Property ID	TVHS5
Property Type	House
Land Area	9755 m2
Including	Air Conditioning Toilets (2) Fire Place Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Solar Panels Water Tank

Greg Kane 0477 020 267

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

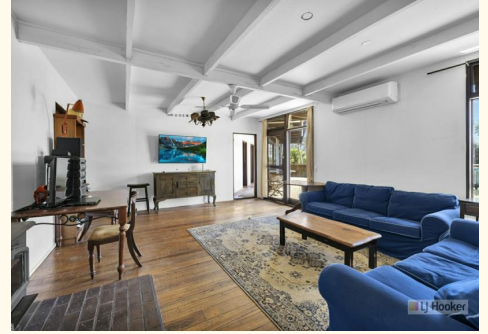
Allan Mann 0409 855 753

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

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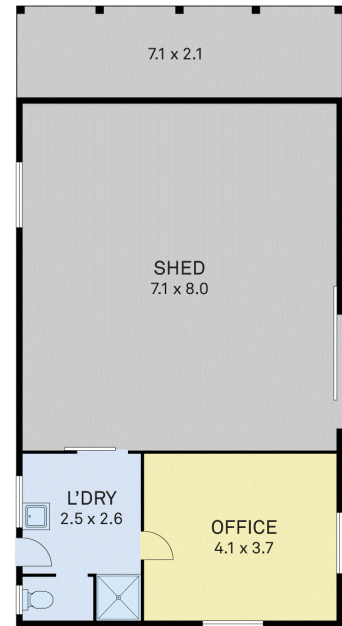
6/1524 Bass Hwy, GRANTVILLE VIC 3984

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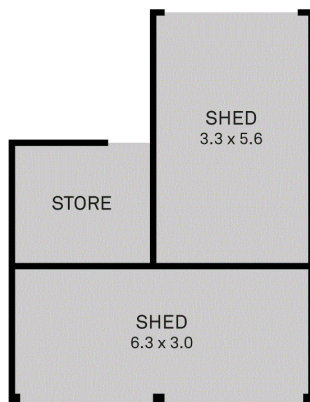




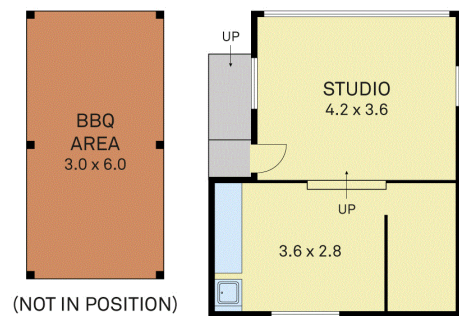
GROUND FLOOR



LOWER GROUND FLOOR

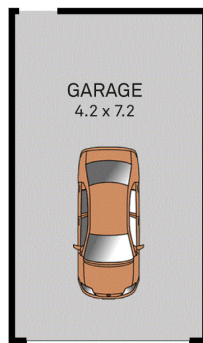


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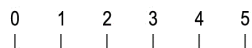
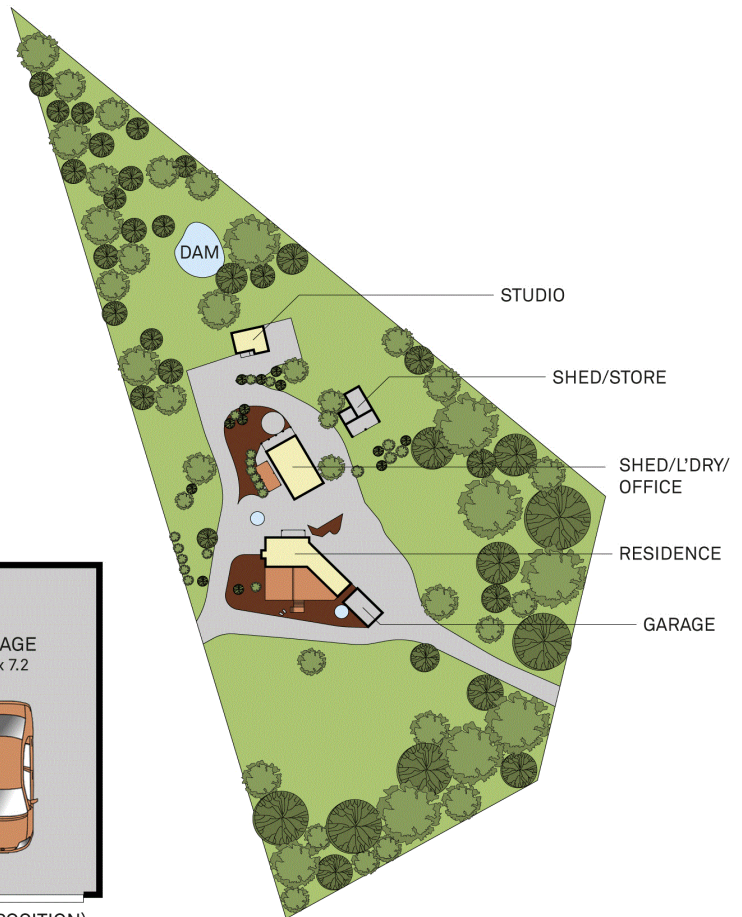


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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	-	133.6 m ²
Deck	-	90.7 m ²
Garage	-	30.2 m ²
Studio	-	30.5 m ²
Shed / Office	-	82.7 m ²
Total	-	337.7 m²



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