



### 31 McDougall Road ANGLESEA VIC

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Position, potential & Anglesea's most affordable

This substantial northerly aspect 697sqm allotment with a fully fenced large backyard allows for tremendous scope and endless options.

The elevated home offers immediate liveability/rent ability with outstanding opportunities to renovate/extend or start anew (STCA).

The current upstairs floorplan includes two bedrooms, bathroom, lounge/dining and adjoining kitchen with access to the sunny decked outdoor entertaining area.

Add to this a further two downstairs bedrooms, bathroom, self contained studio, office and storeroom. The lock up garage offers an abundance of storage options.

Walking distance to the Anglesea River, beach and tennis club with easy access to shops, cafes and the local primary

**Type** : House

**Price** : \$ 555,000

**Land Size** : 697 sqm

**View** : <https://www.greatoceanproperties.com.au/2826435>



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[For full version visit the website](https://www.greatoceanproperties.com.au)



THIS FLOOR PLAN IS A SKETCH ALL DATA SHOWN IS GENERAL ONLY NB: ALL DIMENSIONS STATED ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS DEFINITE