



### 1 Alexandra Avenue JAN JUC VIC

3 2 2

AUCTION 11th NOVEMBER @ 1pm unless sold prior

Boasting an unbeatable location, this private coastal sanctuary can be found in a quiet pocket of desirable Jan Juc. Superbly located between the nature reserve and the ocean whilst local cafes and shops are only a short stroll away. This 3 bedroom, 2 bathroom haven delivers an all seasons indoor- outdoor idyllic lifestyle with direct access to the nature reserve located right on your back doorstep. You will appreciate the open and flowing floorplan which includes an updated kitchen, comprising of glass splashback, updated bench tops and adequate storage. A second living space and study nook is located away from the main living zone that overlooks the tranquil gardens featuring a beautiful weeping willow. Escape upstairs to

**Type** : House  
**Land Size** : 629 sqm  
**View** : <https://www.greatoceanproperties.com.au/3934397>

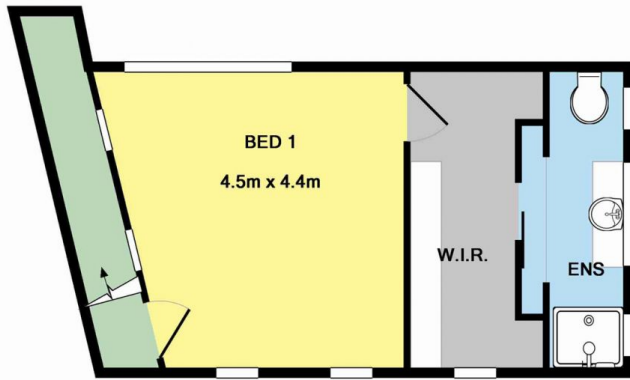


**Marty Maher**  
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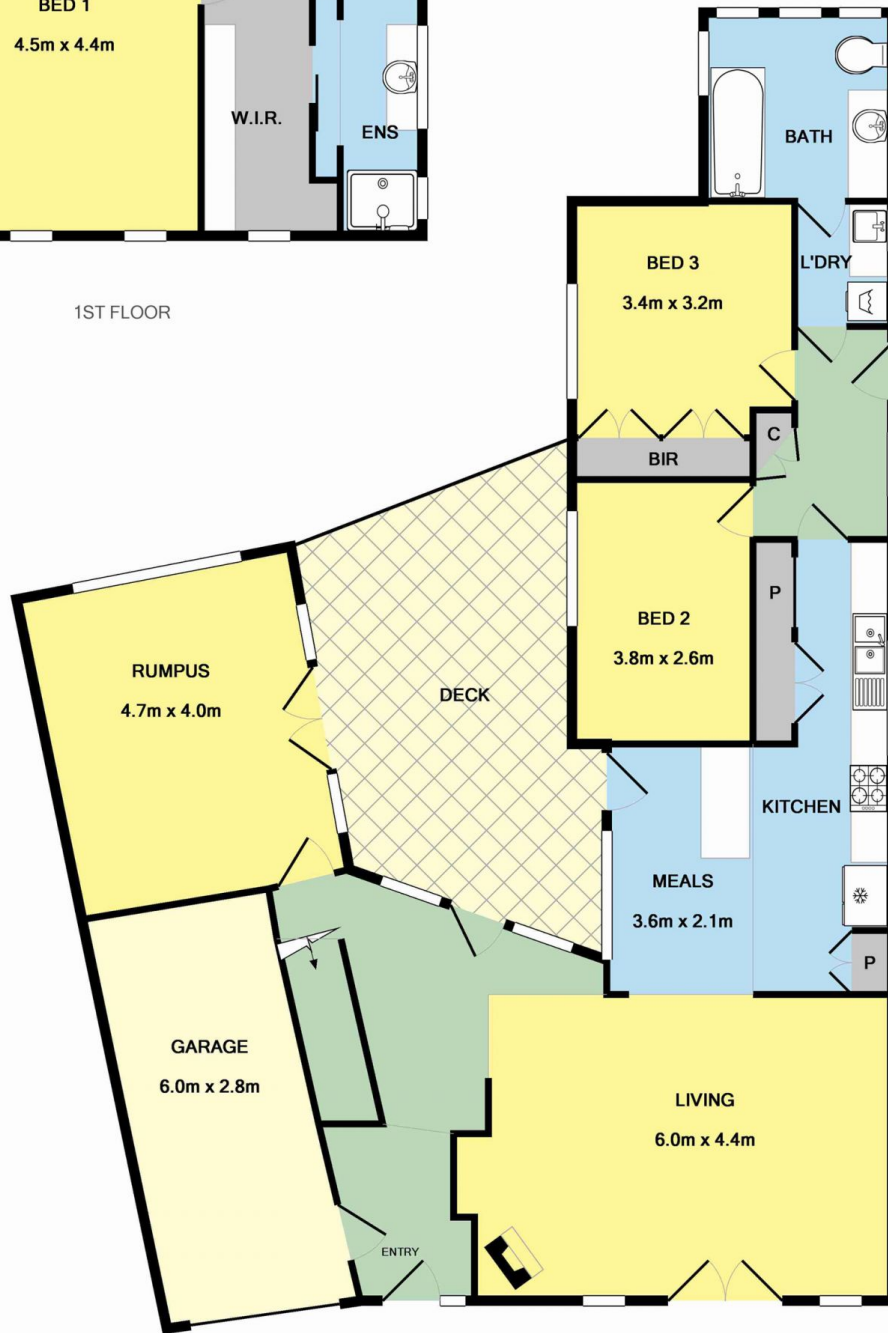
[For full version visit the website](https://www.greatoceanproperties.com.au)

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1ST FLOOR



GROUND FLOOR

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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.