



### 13A Minifie Avenue ANGLESEA VIC

3 2 4

AUCTION SUNDAY 24TH APRIL @ 12PM

Prime centrally located close to all of Anglesea's best assets, this home exudes easy living. This stunning double storey residence presents enormous appeal to those looking for high quality and low maintenance living. Flawlessly presented with enduring, classic interiors and plantation shutters for a fresh coastal feel. Distinctive ground floor living presents an open fireplace and open plan living, kitchen and dining which connects beautifully to an expansive sheltered north rear deck which effectively extends the home's footprint, creating places for sundrenched entertaining and chilling out in the spa. Located on the ground floor is a generous master bedroom with WIR and features a lavish ensuite with separate bath, and dual vanities. While upstairs comprises 2

**Type** : House  
**Price** : \$ 2,800,000  
**Land Size** : 501 sqm  
**View** : <https://www.greatoceanproperties.com.au/6929766>

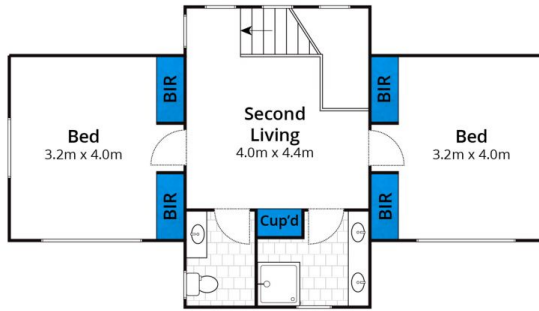


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First Floor



Ground Floor

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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