



14 Federal Street Aireys Inlet, VIC

3
BED

3
BATH

2
CAR

greateoceanproperties

Exclusive cliff top position

Offers required by 15 November 2024

For the first time in over 50 years, this rare cliff top property in one of the most exclusive areas of the Surf Coast is available, offering an extraordinary opportunity for its next owner. Set on 723sqm (app) and directly adjoining the cliff-top reserve, the home enjoys stunning views of Eagle Rock and waves crashing over nearby Eagles Nest Reef. As the new owner, you can immediately move into the charming 2 bedroom residence, along with a separate 1 bedroom self contained guest cottage, perfect for hosting family or friends. However, this site also offers immense potential for the future. With a generous 25.65 metre frontage and convenient street-level access, any renovation or new build would make the most of this premium location without fear of overcapitalising. The natural contours of the land ensure privacy from the street, adding to the appeal. Living here, you'll be just a short walk to pristine beaches and only 50 meters from one of Aireys Inlet's best cafes. You'll also have direct

access to the scenic Surf Coast Walk, stretching from Fairhaven

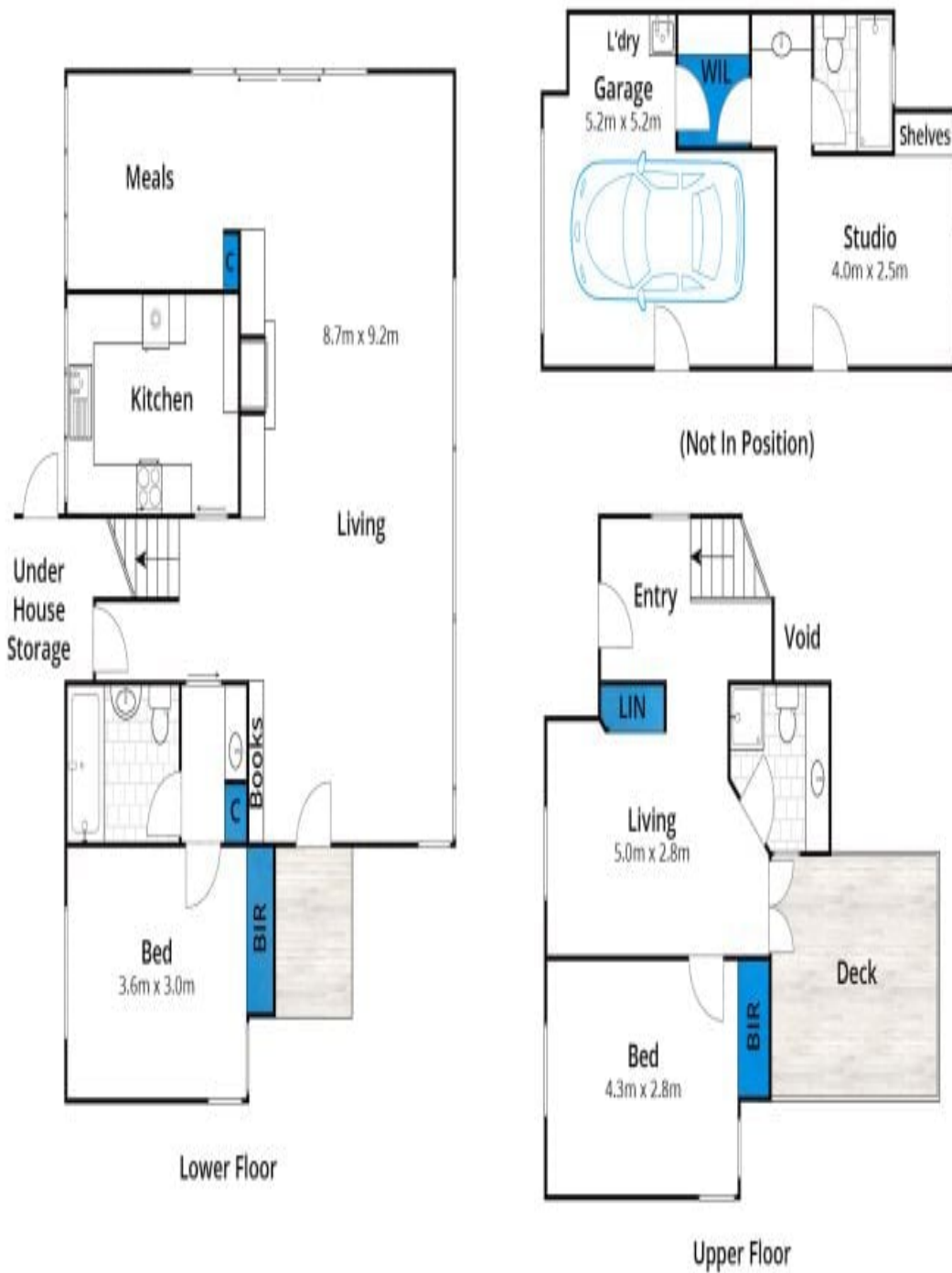
\$2,500,000 - \$2,600,000

View: Sat, 19 Oct 2024 @ 12:00 pm - 12:30 pm

Contact: Marty Maher
0419505279
Mim Atkinson
0408912533

Type: House

<https://www.greatoceanproperties.com.au>



Approx House Area 131m²

Whilst 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.

14 Federal Street, Aireys Inlet



Plans shown are only indicative of layout. Dimensions are approximate.

Aireys Inlet, VIC
14 Federal Street