



13 Koonya Avenue Wye River, VIC

## KING VIEWS ON KOONYA

A beautifully proportioned 658 sqm (approx) allotment with a 22m frontage.

**Price:** \$365,000

Excellent elevated ocean views are enjoyed from the flat cleared building envelope accessed via an existing concrete driveway.

Importantly there is a legal arrangement to park 2 vehicles on the neighbour's property (11 Koonya Avenue), providing more functional space on this vacant block.

Walking distance to the beach/shop/pub and ample sunlight are other key features.

Lastly, the houses in the foreground are a great distance away and lovely blue gums soften the outlook to the ocean.

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