



1 McMahon Avenue Anglesea, VIC

 4  3  4

## A WHOLE IN ONE

Possessing the very unique combination of both a north facing outlook as well as an uninterrupted view straight up the 14th fairway with private, direct access to the golf course at your back fence.

Set on a big block of 1300m<sup>2</sup> (approx.) this low maintenance, solid house of generous proportions is suitable for both permanent living or for holiday enjoyment.

You will be mesmerised by the outlook as you watch golfers and kangaroos enjoy the famous Anglesea golf course from the comfort of your expansive north facing sun drenched deck, or open plan living/kitchen and dining area.

This well-maintained house has expansive accommodation of four bedrooms as well as a study/fifth bedroom including a parent's retreat.

The sheltered deck area is a huge feature of the house and serves as the ideal locale to whittle away the hours as you enjoy the sun, the wind protection, and the ever-changing picture postcard views.

**Price:**

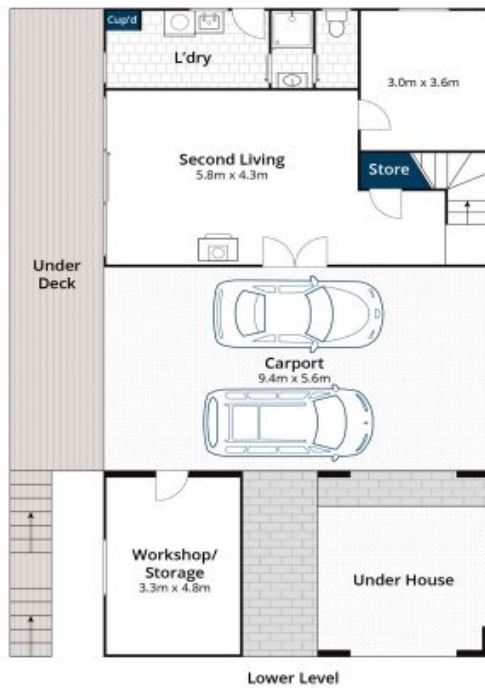
Contact Agent

**James Worssam**

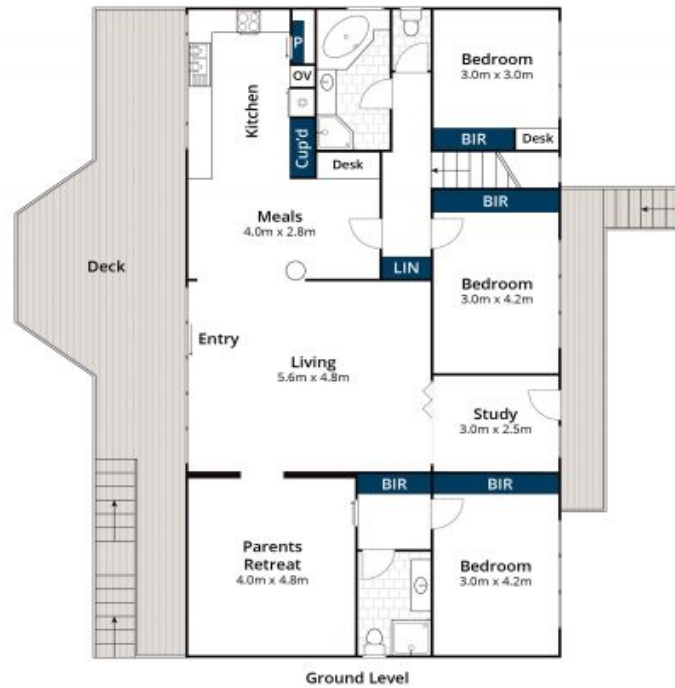
0418 585 815

**Paula Fowler**

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Lower Level



Ground Level

Approx. House Area 232m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.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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