

**11 Willoughby St, Port Fairy, VIC, 3284**

**Gleeson.**

**House For Sale**

Saturday, 30 November 2024

11 Willoughby St, Port Fairy, VIC, 3284

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Position & Potential**

This is a fantastic opportunity to realise the huge potential this property presents. Located just three blocks back from the ocean, with popular Pea Soup Cove just a short walk away, the existing single level home offers scope to do as much or as little as you wish. Options are endless to redecorate the existing home or take advantage of the 739m<sup>2</sup> block to extend (STCA) and renovate, this is the perfect place to start.

The floorplan starts with a living room at the front of the home which flows through to an open plan kitchen/dining area. A hallway leads to 3 spacious bedrooms, conveniently located main bathroom, laundry and toilet.

The real potential lies in the surrounding rear garden, which enjoys a private aspect providing unlimited scope or would suit someone that appreciates the extra space.

Perfectly positioned, in the popular South Beach precinct, this is a rare opportunity to secure that elusive property which has the appealing combination of position and potential.

For further details and inspection arrangements please contact Jeremy Gleeson on 0431 767 855.