

**16/7 Beach Street, Cowes, VIC, 3922**



**Townhouse For Sale**

Monday, 28 October 2024

16/7 Beach Street, Cowes, VIC, 3922

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Alex Hale  
0359522799



Amber Formosa  
0359522799

## **Auction 23/11/2024 at 12pm**

Positioned in one of Cowes' most coveted locations, this double-story townhouse presents a rare opportunity to embrace a lifestyle of beachside luxury, just 195m (approximately) from the shore and has a walkway through to the beach less than 50 metres away. The property seamlessly combines modern comfort with coastal charm, making it an ideal choice for families, holiday makers, or those seeking a permanent residence in a vibrant seaside community. This prime position offers the best of Cowes all in less than a 10 minute walk including shops, restaurants, and cafes, mere moments away, every convenience is at your doorstep.

The thoughtfully designed layout spans two levels. On the ground level three bedrooms provide ample accommodation, serviced by a well-appointed bathroom. A sitting room opens onto a private, low-maintenance outdoor area. The outdoor space also offers a pedestrian gate, ensuring effortless access to the communal amenities, including a pool and BBQ area.

Upstairs, the expansive open-plan living area offers natural light and high ceilings, creating a bright and airy atmosphere that extends onto the deck, where you can enjoy glimpses of the water. The kitchen features 600mm electric cooking, a dishwasher, and stone benchtops, combining functionality with style. The upper level also houses a fourth bedroom and a main bathroom.

Comfort is assured year-round with two split system heating and cooling units, while ample storage solutions cater to practical needs. The single-car garage and additional off street parking provides secure parking completing this versatile and inviting home.

All of this is set within a 170sqm (approx) allotment. This property is perfect as a family home or holiday retreat, with the added potential to generate a strong income as a holiday rental.

Terms: Settlement from 31st January 2025 onwards

10% deposit

Photo ID required at all Open For Inspections

This property for sale in Cowes is proudly presented by Ray White Real Estate Phillip Island.