



## 5 Mouchemore Avenue St Leonards VIC

2 1 1

### The Feel:

Classic 1950's beach house within 1km of everything St Leonards offers. Immediate comfortable living with options to extend or redevelop (STCA) in the future. A change of pace awaits you as part of this coastal community. Internal updates have enhanced the relaxed floorplan ensuring you can enjoy the great outdoors. Whether it be in the garden or launching the boat to catch a haul of snapper you can have it all right now!

### The Facts:

Two queen sized bedrooms with original Baltic timber floors

Light filled living room with new wood fire

Combined kitchen/dining with gas heating

Modernised bathroom and laundry

Updated kitchen offers electric upright cooker and good storage

Enjoy the morning sun in the dining room which opens to rear garden

Level block with cottage garden, raised vegie beds and established fruit trees

Single galvanised garage with concrete floor

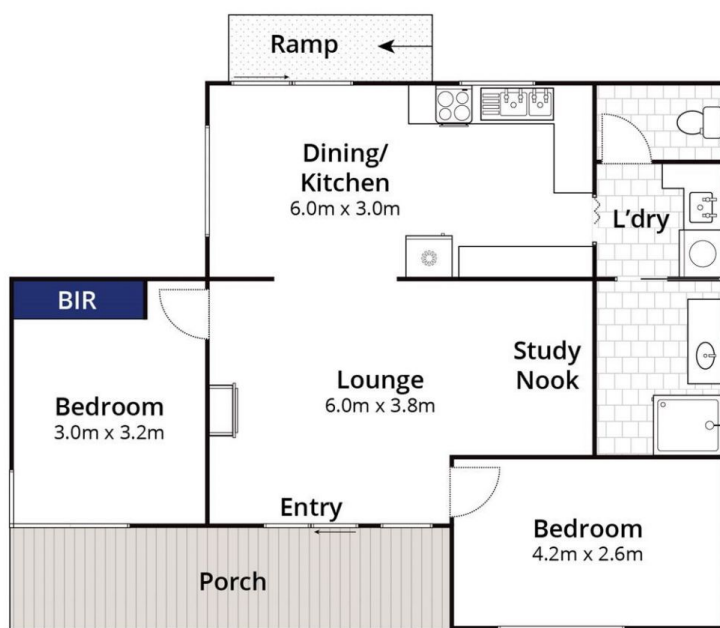
**Price** : \$ 665,000  
**Land Size** : 674 sqm  
**View** : <https://www.bellarineproperty.com.au/6733556>



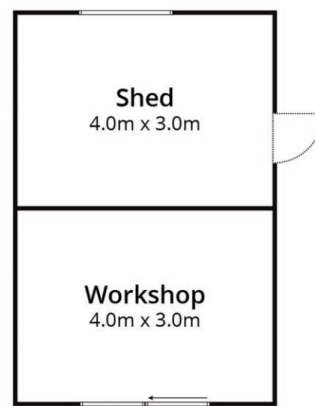
**Christian Bartley**  
03 5254 3100



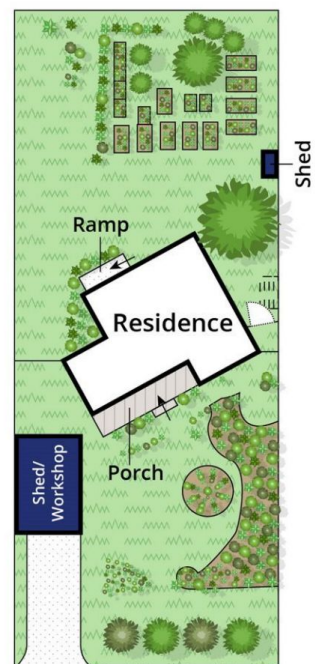
**Lee Martin**  
03 5297 3888



Ground Floor



(Not In Position)



Site Plan

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

## 5 Mouchemore Avenue, St Leonards

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