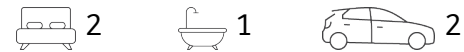




## Good One in Greenly



## 45 Greenly Avenue, Coffin Bay

**\$280,000**

Nestled back amongst the trees, this property would make the perfect holiday home in beautiful Coffin Bay. But, it could also be ideal for those who want to live in Coffins; spent all their lives in big homes and want to downsize and just enjoy, without all the work. Wander down the Oyster Walk to the beach to throw a line in, sit on the deck and enjoy the birdlife, or tinker around in the shed between coffees and reading in the sun.

The home is clad in red cedar and is appealing as soon as you walk in off the street. A welcoming veranda and deck leads to front door, which opens to the open living with central dining, creating total connection for entertaining and social occasions.

The kitchen is quite large for a small home, with heaps of bench space, breakfast bar and electric hotplates and oven. The main bedroom is a good size with built in robes and a ceiling fan, while the second bedroom can sleep three with a double bunk.

Both the laundry and bathroom present nicely and a bonus extra toilet is enclosed on the back deck, handy for backyard barbeques. Privacy, seclusion on offer in the back yard and two garden sheds are handy additions. Out front is a larger shed, suitable for a tinny or your car.

45 Greenly is about half way down Greenly Avenue and is just one street back from the channel. Measuring just over 800m<sup>2</sup>, there's room for expansion, but it is pretty nice just as it

<b>Property ID:</b>	L448566
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	800.0 sqm

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is. There are very few properties for sale in Greenly Avenue at the moment, especially in this price range. An appealing property that is priced at \$280,000, you can organise an inspection by calling Mike on 0428 854 020.

45 Greenly Ave



INDICATE LAYOUT ONLY  
DO NOT SCALE

