



## 11 Pier Street, PORT ALBERT, VIC 3971

### WATERFRONT VIEWS THAT SPEAK FOR THEMSELVES

If you're searching for position, outlook, peace and quiet, you'll never tire of this property, it delivers on all fronts.

11 Pier Street, Port Albert is perfectly positioned at the end of a peaceful cul-de-sac. A wrap-around verandah provides the perfect vantage point to look across to the marina, where the jetties and main wharf of Port Albert come to life.

Beyond the waterways, Dog Island sits peacefully in the distance, while Robertson's Beach stretches out to the side, completing this remarkable coastal outlook. Enjoy front-row views for New Year's Eve celebrations and other local events, including Australia Day festivities.

#### Property features -

- Stunning water, island and marina views from this enviable waterfront position
- Outstanding investment opportunity, with strong potential for a boutique bed and breakfast on the water's edge

**TYPE:** For Sale

**INTERNET ID:** 43P1694

#### SALE DETAILS

**PRICE RANGE**  
\$860,000 - \$880,000

#### CONTACT DETAILS

**Elders Yarram (formerly Yarram R.E)**  
266 Commercial Road  
Yarram, VIC  
03 5182 6600

**Sonya Brown**  
0427 444 244

- Light-filled open-plan living, where the kitchen, dining and living areas are framed by a full wall of windows capturing the marina and waterways
- Three generous bedrooms with built-in robes, including a master bedroom capturing water views
- Modern central bathroom with separate laundry
- Undercover outdoor entertaining area, ideal for relaxing
- Two double garages, one fitted out as a workshop and the other offering storage with a mezzanine
- Climb the observation tower for sweeping, elevated views of the waterways, marina, Dog Island and surrounding coastline

#### Position features -

- Follow the stone pathway to a small sandy beach, perfect for children to swim and explore
- Enjoy a leisurely stroll along the water's edge to the wharf for classic fish and chips
- Direct access to the 14km Great Southern Rail Trail to Yarram, mostly flat and ideal for all ages and riding abilities
- Close to the four-berth boat ramp, suitable for boats, jet skis and kayaks
- Rutter's Park nearby, a favourite for children to burn off energy while the barbecue is fired up

#### Other locations to explore....

- Wilsons Promontory National Park, 80kms
- Ninety Mile Beach, 24kms
- Tarra/Bulga National Park, 33kms
- Yarram, 12kms
- Traralgon, 76kms - Sale, 76kms

Just 2.5 hours from Melbourne, this waterfront retreat feels a world away. Arrive, pour yourself a wine and enjoy a few nibbles on the timber front deck while taking in the ever-changing marina views, the perfect place to relax and unwind.

If you've been dreaming of living on the water's edge, contact Sonya on 0427 444 244 - you won't regret it.

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 51826600

Other features: Area Views, Water Front, Window Treatments

- Land Area 553.00 square metres
- Bedrooms: 3

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bathrooms: 1
- Car Parks: 3
- Double garage
- Single carport









