



## 11 Queen Street, PORT ALBERT, VIC 3971

### ATTENTION FAMILIES!

Designed with space and comfort in mind, this impressive double-storey home delivers the perfect family lifestyle in the quiet fishing village of Port Albert. Set on a generous 1017m<sup>2</sup> allotment, this clad residence with a Colorbond roof offers five bedrooms and two bathrooms, providing room for everyone to spread out.

Inside, pine timber flooring, walls and ceilings create a welcoming coastal charm, while upstairs living flows effortlessly to a balcony capturing beautiful water views. A true family haven where space, character and seaside serenity come together.

- Open plan living downstairs with wood heater and split system
- Under stair storage and cathedral ceilings
- Kitchen with electric appliances and walk in pantry
- 5 bedrooms with carpet
- 2 bathrooms
- Living space and balcony upstairs

**TYPE:** For Sale

**INTERNET ID:** 43P1704

#### SALE DETAILS

**\$630,000**

#### CONTACT DETAILS

**Elders Yarram (formerly Yarram R.E)**

266 Commercial Road

Yarram, VIC

03 5182 6600

**Sonya Brown**

0427 444 244

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.

- Solar and security systems
- Large paved entertainment area with BBQ area and spa
- Workshop with concrete floors and power
- Town water, 3 tanks, green house
- Ornate front gate
- High clearance garage with remote and carport

The historic fishing village of Port Albert offers an enviable lifestyle surrounded by water and natural beauty. Spend your days fishing, boating or kayaking along the tranquil waterways, or jump straight onto the Great Southern Rail Trail for a scenic bike ride or leisurely walk. The community comes alive with much-loved events including New Year's Eve fireworks and Australia Day celebrations, creating a wonderful family atmosphere. With iconic attractions such as Wilsons Promontory National Park, Ninety Mile Beach and Tarra-Bulga National Park all within easy reach, this is a lifestyle location where adventure, relaxation and coastal charm meet.

Make it yours, call Sonya on 0427 444 244 for an inspection

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

Or call us on (03) 51826600

- Land Area 1,017.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2
- Single garage
- Single carport









