



## 35 Woodlands Grove SAFETY BEACH VIC

4 2 2

Brimming with possibilities, this large home sits on 1207 sqm (approx.) of prime beachside land, literally only metres to the sand and the sea. Sitting amongst beautiful grounds on a near level allotment, this solid home encompasses four bedrooms and two bathrooms, and is ideal for dual living thanks to a second substantial kitchen and living area on the lower level. This much-loved property has been meticulously maintained and offers an easy blend of indoor and outdoor living options, including the broad undercover balcony which is seamlessly accessed from the living area upstairs. In a treasured pocket only footsteps to the wonders of Port Phillip Bay and within minutes of freeway access, this offering will appeal to permanent residents, holiday home buyers, investors and developers seeking to further capitalise on this sizeable land holding (STCA). Simply move in and start enjoying all this location affords where swimming, boating and beach strolls will become

**Land Size** : 1207 sqm  
**View** : <https://www.ypa.com.au/7392561>



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