



## 6 Arthur Street Dromana VIC

4 2

Welcome to this serene sanctuary by the sea, a very solidly built, four-bedroom, single-storey brick home nestled on approximately 767m<sup>2</sup> of prime coastal land. This gem is located on a very quiet no-through road, ensuring tranquillity while being just a leisurely 150-metre stroll away from the sandy beach!

**Price** : \$ 1,310,000  
**Land Size** : 767 sqm  
**View** : <https://www.ypa.com.au/7647871>

Convenience is at your doorstep with the Dromana Shopping Centre a short walk away. Enjoy the best of both worlds, a quiet residential area with easy access to modern amenities.

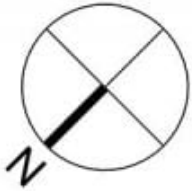


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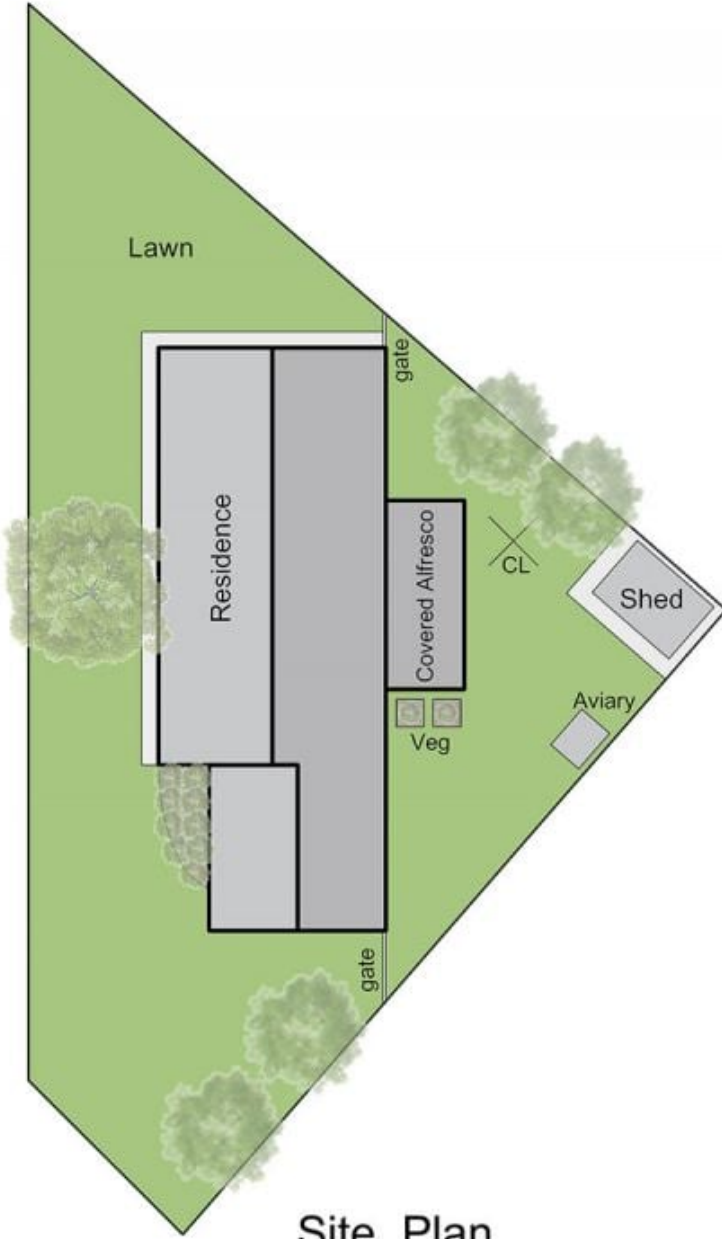


**Ryan Oswald**  
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Inside, you'll find two large separate living areas, providing plenty of room for relaxation and entertaining serviced by gas heating as well as split system heating & cooling. With four bedrooms, including a master bedroom with ensuite, there's ample space for the whole family. The kitchen



Internal area = 16.2 squares (approx)  
 Alfresco area = 4.3 squares (approx)  
 Land area = 767 sqm (approx)



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This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222