



## 13 Canadian Bay Road MOUNT ELIZA VIC

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This large, north facing, light filled, family home lies between the beach and the pretty village of Mount Eliza - only 400m from the waters of the bay and just a 900m stroll to the coffee shops of the village. Set in lovely grounds of over 3,000 sq m with a sparkling pool, a gazebo and carefully planned watering systems that allow the property to be enjoyed from the start with relatively easy maintenance.

The 6 bedrooms are arranged over 3 areas to provide space, privacy and opportunity. Upstairs, off an expansive multi-purpose lounge/media room that looks out over the bay with its own lovely view-filled deck, is the large main bedroom which sits with its own bay views from its appropriately named bay windows and encompasses walk-through robes and an en-suite with spa bath. Off a corridor running from the lounge/media room lie another 3

**Land Size** : 3121 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/bayside/mount-eliza/residential/house/7288822>



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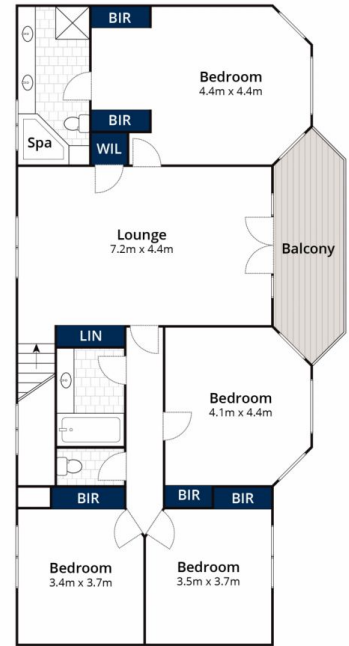


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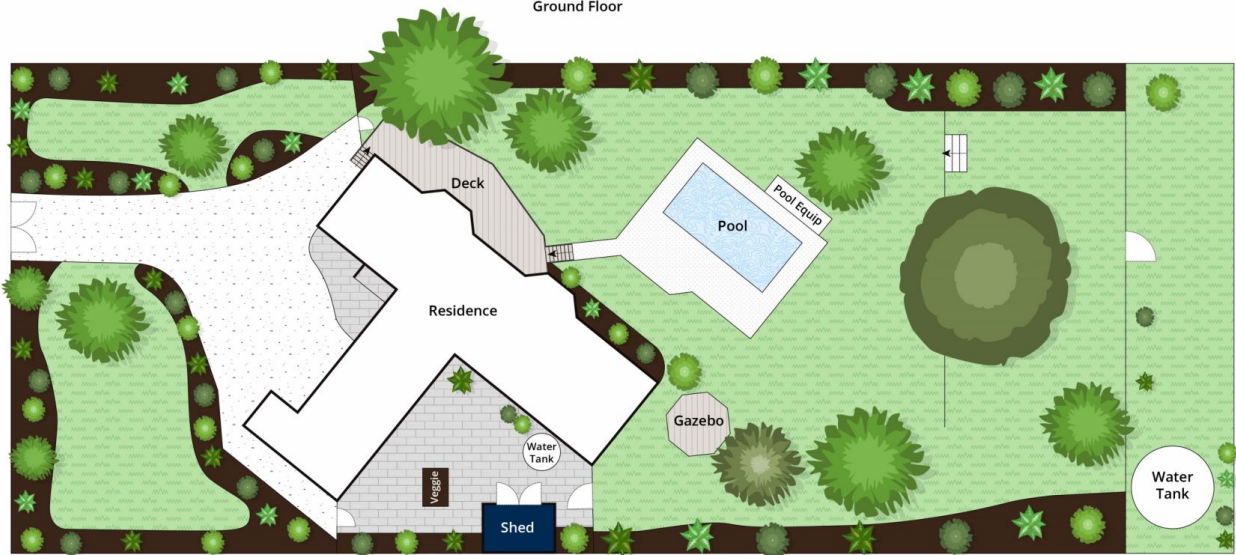




Ground Floor



First Floor



Site Plan

Approx House Area 381m<sup>2</sup>  
Approx Land Area 3121m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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