



## 3/45 Grice Avenue MOUNT ELIZA VIC

2  1  1 

This light and bright well maintained 2 bedroom unit, offers a good sized kitchen with plenty of cupboard space along with electric upright cooker, the unit features a split system air conditioning system, both bedrooms come with built-in robes, providing ample storage space for your clothes and belongings. The bathroom has been recently renovated, separate toilet and laundry. Outside, you'll find a single car carport and a garden shed, providing additional storage space. Extra off-street parking is available, ensuring that there's always room for your visitors. Positioned just minutes away from Mt Eliza village and the beach, this unit offers the best of both worlds. You can enjoy the convenience of living close to shops, restaurants, and cafes, as well as the serenity of being close to the beach.

**Price** : \$ 540,000

**View** : <https://www.mcewingpartners.com/sale/vic/bayside/mount-eliza/residential/unit/7505137>



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# Flat 3, 45 Grice Avenue, Mount Eliza

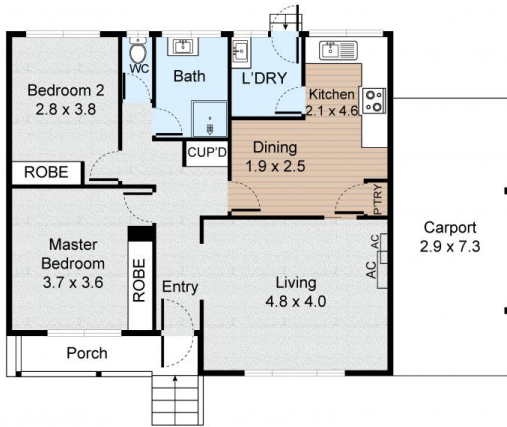
 2 Bed
  1 Bath
  1 Car



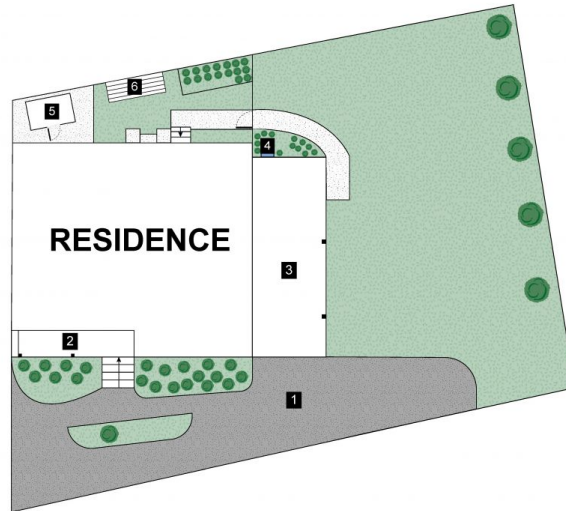
## LEGEND

1. Driveway
2. Porch
3. Carport
4. Hot Water Tank
5. Shed
6. Clothes Line

Internal : 81m<sup>2</sup>  
 External : 21m<sup>2</sup>



FLOOR PLAN



SITE PLAN

