



## 3 Eva Lane Cowes

[www.3evalane.com](http://www.3evalane.com)

★★  
**INVERLOCH**  
EST. 1998

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# WELCOME

## ABOUT THE AGENT

Leo Edwards is a fully licensed real estate agent based in Inverloch Victoria, and the founder of [www.inverloch3996.com](http://www.inverloch3996.com) a regional online platform reaching up to 30,000 people weekly who either love, or would love to live in the region.

He has worked Internationally creating marketing campaigns for some of the largest real estate developments in the world before making the sea change to Inverloch with his wife Janelle & son Alfie in 2014. He holds regional qualifications with the Real Estate Institute of Victoria, The Australian School of Business & Law as well as International qualifications with both The Chartered Institute of Securities & Investment and The Chartered Insurance Institute.

Leo is also the founder of [www.3996studio.com](http://www.3996studio.com) a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



Find me on

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# THE PROPERTY

"A stunning foreshore location in Cowes providing a beach lifestyle while only moments from the cafes & shops "

## PROPERTY FEATURES

- Huge entertaining area
- Dual living zones
- Close to town
- Spacious bedrooms
- Direct access to beaches

## ABOUT THE BUILDING

Clever design elements maximise the space and location allowing for separate living arrangements on both floors..

## WHY ARE THEY MOVING?

The current owners are downsizing and relocating.

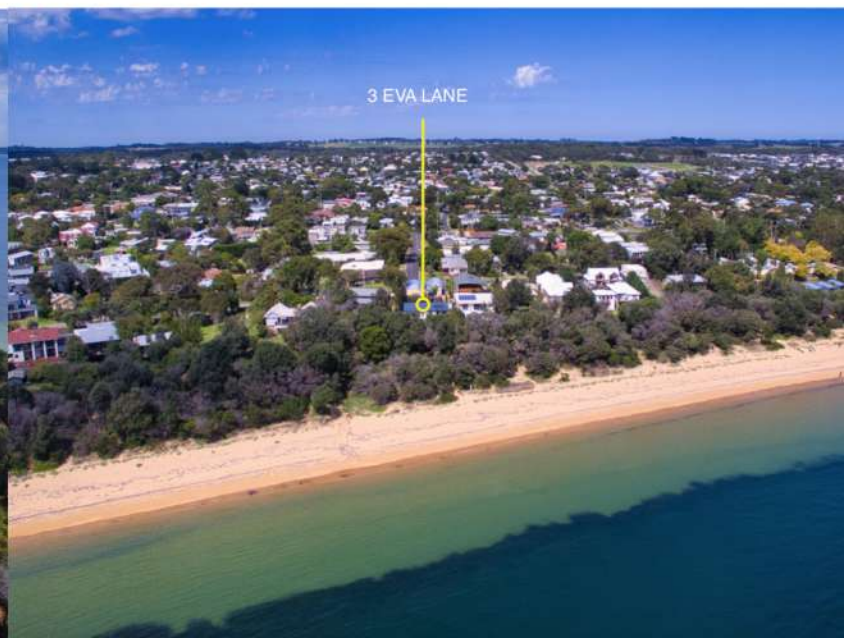
## NEIGHBOURS

The property is flanked by two architecturally significant homes.

Locations in Cowes don't come any better than this! If you've ever dreamed of waking up and jumping straight in the ocean, this could be your dream home. Secluded and private, yet only moments from the town centre of Cowes this large multi purpose family home ticks all the boxes..

Clever design elements allow the zoning of the property, ideal for providing income in the summer months or long visits from the extended family, who will definitely be coming to visit you when you live here! Spacious single level living is possible on the first floor with high curved ceilings in the large living / dining area leading out to the huge sun terrace that looks out over the reserve towards the ocean. You'll feel like a king or a queen in the expansive master suite with it's own balcony, ensuite bathroom and walk in robe.

The ground floor offers up just as much space comprising of four bedrooms all with built in robes, a large family bathroom with custom power shower and deep corner spa bath and very spacious multi purpose living area with patio access to the gardens.



## TO BE SOLD BY OPENN NEGOTIATION

5 Bedrooms | 2 Bathrooms | 1 Single Garage | 2 Car Parks | | Land : 501 sqm

If you've been searching for a beach house in one of Phillip Island's premier locations that offers space, practicality, backdoor beach access and great income potential then this feature home should be on your list.

Enjoy privacy from both the gardens and terrace as you relax sheltered from the wind by the foreshore reserve and listen to the abundant bird life and watch the occasional wallaby bounce by.

The property benefits from a fully lined remote garage an undercover carport and open spaces for potentially two further vehicles if required, ideally a Mini Moke to make the most of the island lifestyle!

Perfect for a large or growing family or downsizers wanting to capitalize on the amazing rental potential of the property while living on a single floor. Beach Street remains one of the Island's premier addresses and is very tightly held through the generations, so don't miss this opportunity as locations like these do not come along very often.

The Openn Negotiation has started (auction held online with flexible terms for qualified buyers). The property can sell at any time, contact Leo Edwards immediately to become qualified and avoid missing out.



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The Cowes foreshore stretches between Mussel Rocks and Erehwon Point. The foreshore consists of wide expanses of lawn shaded by a mixture of native and cypress trees, complete with BBQ areas, shelters and pathways. The sloping foreshore extends down to the clean golden sands of the beach, with the inviting waters popular with swimmers.

Cowes is the perfect spot to use a base to explore the many local attractions. Pop into the iconic Penguin Parade and the Phillip Island Grand Prix Circuit Visitor Centre, located just ten minutes away. Visit the island at race time to experience the speed and excitement of the Superbike World Championship, the Australian Motorcycle Grand Prix, or one of the many motor sport events held throughout the year.



# FLOOR PLAN

## 3 EVA LANE COWES



FIRST FLOOR



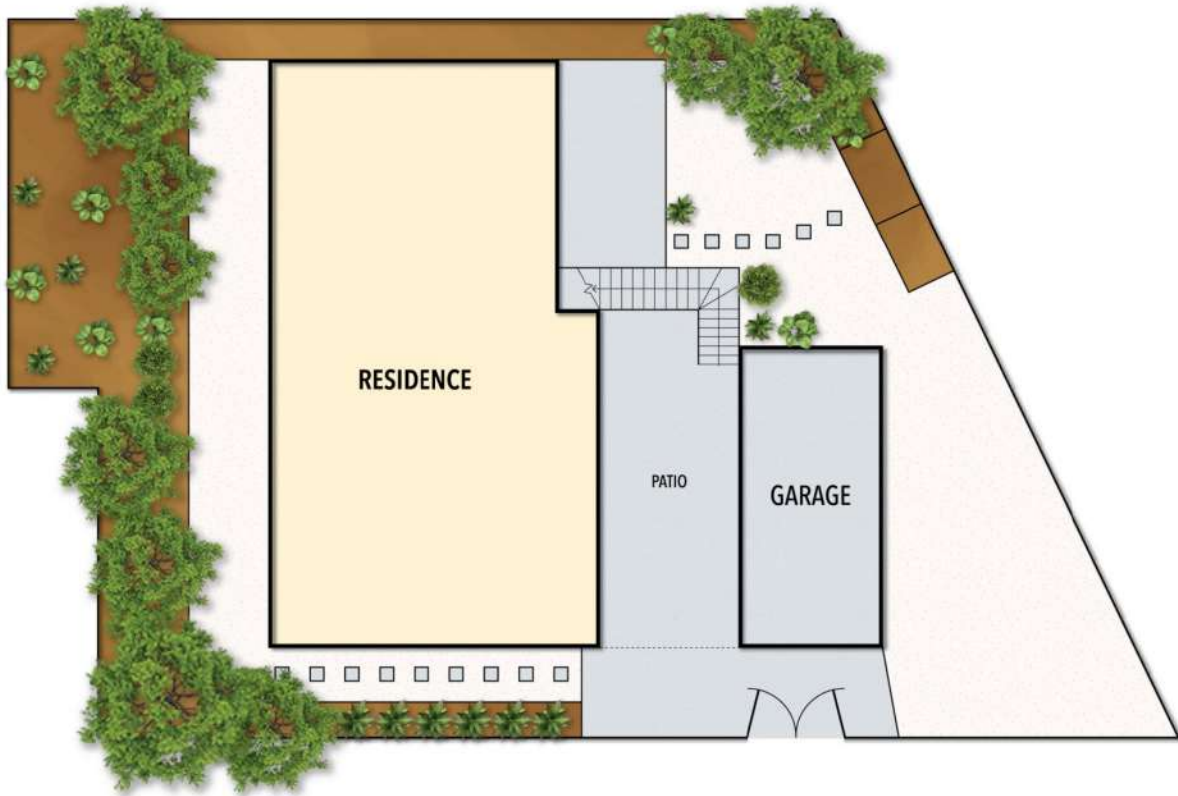
GROUND FLOOR



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

# SITE PLAN

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# SURROUNDING SALES EVIDENCE

Surrounding sales evidence demonstrates that this premium property is priced on current market trends and offers exceptional value for the right purchaser. Strong growth in the area provides security and long term return on your investment.

When compared to recently sold homes and with it's list of inclusions, this premium property offers outstanding value and location. So if you want to secure this exceptional residence, act now and don't miss out. It won't be available for long.

| REF. | ADDRESS                      | BED | BATH | CAR | SOLD DATE | SIZE    | SOLD PRICE  |
|------|------------------------------|-----|------|-----|-----------|---------|-------------|
| 1    | 28a Beach Street Cowes       | 2   | 2    | 2   | Feb 2020  | 669sqm  | \$1,410,000 |
| 2    | 12-14 Red Rocks Road Cowes   | 6   | 3    | 2   | Sep 2019  | 3045sqm | \$1,330,000 |
| 3    | 5 Tafola Avenue Cowes        | 4   | 3    | 3   | Feb 2020  | 822sqm  | \$1,180,000 |
| 4    | Cape Barren Close Cowes      | 4   | 2    | 6   | Oct 2019  | 4152sqm | \$1,125,000 |
| 5    | 23-25 Chillingworth Rd Cowes | 4   | 3    | 3   | Feb 2020  | 1602sqm | \$865,000   |
| 6    | 6-8 Appley Avenue Cowes      | 3   | 1    | 6   | Oct 2019  | 2371sqm | \$1,260,000 |







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