



### 11 River Street LITTLE RIVER VIC

3 1 2

Located in the Little River township this home is sited on approximately 1/2 acre of land within easy reach of Geelong or easy commute to Melbourne if required. This comfortable well maintained home is perfectly located for young families or those yearning for a rural retreat. Sited with parkland opposite and walking distance to local primary school and kindergarten the property enjoys a delightful rural aspect.

The home comprises 3 bedrooms all with built in robes, a good size lounge room with great outlook and an open plan kitchen meals area. Outside an undercover entertaining area offers uninterrupted views of the You Yongs and a spacious backyard. For those who enjoy nature walks the Little River is 200 metres away with many walking tracks to experiencing the picturesque environment at your doorstep. For those

**Land Size** : 2212 sqm  
**View** : <https://www.mayfieldrealestate.com.au/sale/vic/geelong-district/little-river/residential/house/5672279>



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