

**1/19 Blue Water Circle, Cape Paterson, Vic 3995**



**Sold House**

Sunday, 3 March 2024

1/19 Blue Water Circle, Cape Paterson, Vic 3995

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Rahnee Skate  
0356748044

**\$850,000**

Welcome to this architecturally designed townhouse in fantastic location to Capes Surf Beach. Downstairs features vaulted ceiling to entry providing a grand entrance and vast sense of space. A light filled, north facing open plan living and modern kitchen with near new electric oven, cooktop, range hood and dishwasher. The king sized master bedroom has ensuite with double vanity and WIR. There is a powder room, separate laundry with storage. The clever design provides private accommodation for guests/family upstairs with additional living area, two good size bedrooms featuring large BIR, main bathroom with bath and a separate WC. Additional features include:- 2700mm ceilings downstairs- Split system heating/cooling- (upstairs & downstairs Air Con units replaced 2 years ago)- Double lock up garage with internal access- (recently replaced new Roller door)- Additional side access (via private driveway ) for a boat, caravan or car.- Ceiling fans to bedrooms and living areas- Outside shower- hot and cold- Fully landscaped and fenced including merbau decking- Exposed aggregate driveway- Solar tinted windows throughout.- Ultra Shutters fitted for winter warmth and summer cooling.- High strength security doors fitted to external doors. Located a five-minute stroll from Capes' surf beaches, this low maintenance property is the perfect spot for holidays or a permanent beach lifestyle.