

**12 Dawsons Cove Drive, Newlands Arm, Vic 3875**



**House For Sale**

Thursday, 12 October 2023

12 Dawsons Cove Drive, Newlands Arm, Vic 3875

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1114 m2**

**Type: House**



Lorraine Edlington

**\$585,000**

Welcome to this beautifully extended and refurbished home with two living areas, each seamlessly connected to covered decks for entertaining. It boasts an inviting entry, three generous bedrooms, two well-appointed bathrooms (one elderly friendly). One of the most unique features of this property is its flexibility, by simply closing/locking double doors, you can create two separate living areas, effectively transforming this residence into two smaller homes under one roof. This arrangement is perfect for multi-generational families or those seeking a self-contained suite for guests, an elderly family member, or even rental income. The second living area includes a kitchenette, making it convenient for independent living. Throughout the home, you'll find new, high quality timber hybrid flooring, which not only adds a touch of elegance but also ensures easy maintenance. Two hot water units, three split system air conditioning units and ceiling fans ensure year round comfort, while day/night blinds provide privacy and light control. The interior and exterior have been freshly painted, giving the home a crisp, modern look. As a bonus, this property includes a separate bungalow with basic amenities; kitchenette, shower, toilet, split system, wood heater, offering endless possibilities for use as a home office or studio. With a carport, double garage, and semicircular driveway for ample parking, this home is ready for you to enjoy a comfortable and flexible lifestyle, for permanent or holiday living, with a short stroll to the water and a five minute boat trip to Paynesville.