

**13 Hotham Close, Cowes, Vic 3922**



**House For Sale**

Saturday, 23 December 2023

13 Hotham Close, Cowes, Vic 3922

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 854 m2**

**Type: House**



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**\$899,000**

Nestled within the tranquility of a quiet coastal court, this inviting residence sits on a generous 854 sqm allotment, capturing the essence of seaside living at its finest. Just a leisurely 600 meters from the north-facing Cowes bay beach and a convenient 900 meters from Thompson Avenue, providing effortless access to shopping, bars, and restaurants, this property seamlessly blends convenience with coastal charm. Boasting a thoughtfully designed layout, the residence encompasses three bedrooms, with the master suite occupying the upper level. Ascend the stairs to discover a sanctuary complete with built-in robes, an ensuite, a private north-facing balcony offering delightful garden views, and a ceiling fan for added comfort. The remaining two bedrooms, each adorned with built-in robes, are situated on the lower level, ensuring privacy and ease of living. The heart of the home unfolds on the ground floor, where an expansive open plan living, kitchen, and dining area beckons. Cathedral raked ceilings enhance the sense of space, while a slow combustion fire and a split system heating and cooling unit create a cozy ambiance year-round. The well-appointed kitchen features 600mm electric appliances, a dishwasher, and stylish laminate benchtops, catering to both functionality and aesthetic appeal. Step outside to a delightful decked pergola, a perfect extension of the living space and an ideal setting for summer entertaining. The residence is adorned with double block-out blinds and vertical blinds throughout, allowing for privacy and control of natural light. Additional features include understair storage, a versatile space perfect for a wine cellar, and a double carport with a large shed and firewood storage at the rear. Whether seeking a permanent abode or a holiday retreat, this property presents an exceptional opportunity. With its prime location, thoughtful design, and potential for personalization, it encapsulates the coastal lifestyle, inviting you to create lasting memories in this idyllic haven.