

**13 Yarramundi Way, Cowes, Vic 3922**



**Sold House**

Saturday, 23 September 2023

13 Yarramundi Way, Cowes, Vic 3922

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 606 m2**

**Type: House**



Marcus Baker

0359522799

**\$781,000**

Welcome to 13 Yarramundi Way, Cowes-a unique opportunity for astute investors seeking two separate residences on the same generous allotment. Situated in the highly sought-after township of Cowes, this property offers a range of possibilities, including the potential to subdivide (subject to council approval). Nestled within walking distance of the stunning beach, main shopping precinct, and other local amenities, this residence presents an enviable coastal lifestyle. The front home boasts three well-appointed bedrooms, each featuring built-in robes for ample storage. The main bathroom, complete with a separate toilet, caters to the needs of a growing family. The laundry provides convenience, while the light-filled open plan living/kitchen/dining area creates a welcoming and inclusive atmosphere. Sliding doors lead to the entertaining decking, where you can relish North-facing views and catch glimpses of the sparkling waters beyond. The rear unit offers a comfortable bedroom, laundry facilities, a bathroom with a spa bath for relaxation, and a convenient kitchenette, making it ideal for guests, extended family members, or as a rental opportunity. Additional features of this property include a garden shed for storage, a carport to protect your vehicles from the elements, and split system heating and cooling to ensure year-round comfort. A second living space or rumpus room provides flexibility for various purposes, enhancing the functional layout of the property. The low-maintenance gardens ensure you can spend more time enjoying the seaside lifestyle and less time on upkeep. This exceptional property in Cowes is proudly presented to you by Ray White Phillip Island-a golden opportunity for investors and those seeking a coastal retreat with potential. Don't miss out on this enticing prospect; seize the chance to create your own slice of paradise on Phillip Island. Contact our dedicated team today to arrange an inspection and secure your future investment. This property in Cowes is proudly presented to you by Ray White Phillip Island.