

**17 Rose Avenue, Cowes, Vic 3922**

**Stockdale & Leggo**

**Sold House**

Tuesday, 5 September 2023

17 Rose Avenue, Cowes, Vic 3922

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 344 m<sup>2</sup>**

**Type: House**

## Contact agent

Experience the epitome of modern coastal living with this exceptional beachside property. Nestled on a highly sought-after street in a popular location, this home offers a lifestyle that blends luxury with convenience. The crown jewel of this property is its close proximity to the North-facing beach at the end of the street. Imagine waking up to the gentle sound of waves and being able to stroll to the sandy shores within moments. Whether you prefer a relaxing walk along the shore or a leisurely jaunt down Lovers Walk into Cowes, where an array of exquisite restaurants, charming cafes, and enticing retail options await, the choices are endless. It's also within close proximity to the Golf Club, Football oval, tennis & netball courts making it also position perfect for the sporting enthusiast. Upon entering, you're greeted by a light-filled, North-facing living area that bathes the space in natural sunlight. The modern kitchen stands as a testament to sophistication, featuring soft-closing doors, integrated appliances including the fridge and microwave, and a generously sized island bench that serves as the heart of the home. This residence boasts four generously proportioned bedrooms, ensuring ample space for family or guests. A convenient powder room is situated downstairs for your guests' ease. Additionally, a thoughtfully designed study nook caters to your professional needs, while a massive theatre room presents itself as a versatile space - whether you envision it as an extra living area, a personal retreat, or even a potential downstairs master bedroom. Bi-fold doors seamlessly connect the indoor living space to the inviting courtyard, where an electric awning offers respite from the sun's rays. This seamless indoor-outdoor flow is perfect for entertaining or simply enjoying the fresh sea breeze. This property is perfectly suited for downsizers seeking elegance and convenience, as well as investors looking for a valuable asset. Its potential as a delightful holiday home further enhances its appeal. With stunning landscaping already in place, there's nothing left to do but relish in the beauty of your surroundings. Seize this opportunity to immerse yourself in the finest contemporary living that Cowes has to offer. This remarkable home combines a prime location, a well-thought-out layout, and many desirable features, making it a true gem. Don't hesitate, as properties of this calibre are rare. Act swiftly to make this beachside haven your own and start living the coastal lifestyle you've always envisioned. Your dream of beachside living awaits!