

**21 Fielding Rd, Capel Sound, VIC, 3940**

**Sold House**

Friday, 14 April 2023

21 Fielding Rd, Capel Sound, VIC, 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sam Austen

## **Tightly held beachside opportunity.**

Auction Location: 21 Fielding Road Capel Sound (Onsite)

Tightly held in a hidden pocket of Capel Sound, the Woodthorpe Estate presents a private neighbourhood just moments from the shoreline. A single-level design with internal considerations for accessibility highlights this home as a space for all ages. Resting 1.2km (approx.) from Rosebud Secondary, 1.8km (approx.) from Tootgarook Primary School and central to Rosebud's every amenity, from retail outlets to medical practitioners, this home offers an unrivalled opportunity for the area.

Met with an interior of fresh paint and enhanced natural light, a front-facing lounge charms with a bay window and direct flow to the meals area. Complete with Westinghouse appliances the kitchen overlooks a rear courtyard where paved walkways flow through a sprawling garden design.

Positioned amongst the spring blooms, the main bedroom presents a walk-in wardrobe and ensuite before two additional bedrooms sit opposite an updated bathroom. Spacious and open for life-long accessibility the space adjoins a laundry via sliding door to complete the floorplan.

Recently refreshed to present a bright white interior, the home encourages a simple vision for future use. Positioned 350m (approx.) from the foreshore a single lock-up garage with drive through access presents an idyllic home base for a sun-soaked summer on the Mornington Peninsula.