

**23 Boscarne Avenue, Torquay, Vic 3228**



**Sold House**

Wednesday, 23 August 2023

23 Boscarne Avenue, Torquay, Vic 3228

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



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**\$1,200,000**

Tucked away from the hustle and bustle of town centre, situated in quiet Wombah Park Estate. Set on a 698m<sup>2</sup>(approx.) allotment is this fabulous 3-bedroom residence with multiple living zones. Built over two levels, the lower levels comprises two generous sized bedrooms with built in wardrobes, a second living / rumpus room which includes direct access to an outdoor entertaining space, main family bathroom and separate toilet and laundry. Leading to the upper level via the staircase you are greeted with beautiful natural light throughout into the main living zone. The well-equipped kitchen provides ample storage including overhead cabinetry, Blanco appliances and walk in pantry, adjacent to the kitchen is the dining area and lounge with glass sliders that open out to the wrap around entertaining balcony offering a delightful outlook to the spacious rear yard with established gardens. Completing this level is the master bedroom inclusive of walk-in robe and ensuite. Outdoor living becomes effortless with a fully fenced yard providing so much space for the children and pets to enjoy. This area includes an expansive paved BBQ and entertainment zone, vegetable boxes, storage shed, outdoor shower and rear access from the double car lock up garage. Additional inclusions include gas heating, ducted vacuuming, and under stair storage. Within walking distance to the Quay Recreation Reserve, Whites Beach, Peppers resort and the Sands golf club and flying fox park. Providing a unique opportunity to secure a lifestyle home or holiday haven with an array of conveniences at your doorstep. Contact the team today to arrange your inspection.