

# 23 Ella Cres, Capel Sound, VIC, 3940

## Sold House

Friday, 14 April 2023

23 Ella Cres, Capel Sound, VIC, 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Steve Granger



Jayden Seers

## **Rest, Play and Enjoy**

SOLD by Steve Granger 0488 333 117

Presenting only paces from Rosebud Foreshore, this adored family home delights with light-filled space, blurring the line between indoors and out as ample glazing brings leafy outlooks to every entertaining space.

Occupying a prized corner allotment of approximately 579m<sup>2</sup>, a sweeping street frontage presents privacy beyond a native landscape, before a brick construction delivers a solid foundation for first time buyers, holiday makers or families. Revealing a focus on entertaining, the flowing design introduces formal living and dining before a central kitchen extends casual entertaining across a secondary lounge or meals area.

An uncomplicated floorplan amplifies the opportunity to easily enhance with contemporary design or style, whilst split-system heating and cooling ensures continued comfort throughout the year. Furthered by an updated ensuite and extensive robing, the master bedroom fronts two additional bedrooms each with robes, and serviced by an updated family bathroom and generous laundry.

Capturing a blissful breeze beneath the canopy of trees, a sheltered alfresco extends entertaining outdoors, where a watchful eye remains on the kids playing within the secure backyard, complete with single garage access and double gates from Rae Street. Anchored by a mature fig tree, the remaining yard presents a myriad of potential for those with a green thumb or a love of garden design.