

**27 Blue Water Circle, Cape Paterson, Vic 3995**



**House For Sale**

Friday, 19 April 2024

27 Blue Water Circle, Cape Paterson, Vic 3995

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Rahnee Skate  
0356748044

**\$1,400,000**

On offer is this wonderful family home that ticks so many boxes for enjoying a beach lifestyle and living the coastal dream. Top living zone features: light-filled open plan living & dining with beautiful timber floorboards that flow throughout, high-raked ceilings, ceiling fans, split system heating/cooling and cosy wood fire heater, and a bonus study/office nook. The modern kitchen with its extensive storage & Caesar stone bench tops, breakfast bar is all complemented by stainless appliances including dishwasher, stainless double oven, gas top cooking and space for a double fridge. An extension of the living area is the huge covered alfresco deck with views of the sand dunes and the perfect space for indoor-outdoor entertaining with family & friends. The split-level bedroom wing also offers a second relaxing lounge room with split system & glass sliding doors onto the rear deck & hot tub protected by glass balustrading and overlooking the fruit trees and garden. The sleeping zone includes: Master bedroom with split system, ceiling fan & WIR. The newly renovated ensuite has been given a stylish black & white colour palette that keeps the space feeling modern, fresh & clean. 2 x Queen sized bedrooms include BIR, new carpet, ceiling fans & serviced by split system heating & cooling. The fresh updated main bathroom has free standing bath, shower and separate WC with a complementing black & white colour scheme. On the ground level is the clever use of the converted double garage to provide an extra-large open plan teenager retreat with room for games tables, extra seating & sleeping & double timber sliding doors opening to the front all serviced by a split system heating & cooling. The laundry and powder room complete the downstairs with the polished concrete floor for easy cleaning. Set well back with an expansive driveway there is plenty of car space with the deck covering high enough to accommodate a caravan or boat. Extras include solar panels, a new heat pump HWS, ducted vacuum, water tank for toilets and double glazed windows. The outdoor areas are low maintenance with the chance to grow your own fruit & vegetables in the mini orchard including apple, apricot, plum, pear, cherry, olive trees & raised garden beds. This lovely home is located one street back from Surf Beach entrance and ready to purchase to enjoy Cape summer.