

**2A Percival Street, Capel Sound, Vic 3940**



**House For Sale**

Wednesday, 15 May 2024

2A Percival Street, Capel Sound, Vic 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 450 m2**

**Type: House**



Shane Fox  
0359864900



Tanjil Williams  
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## \$950,000 - \$995,000

Within a few steps to the blue waters of Port Phillip Bay your golden opportunity to purchase the perfect blend of relaxed beachside living awaits. Situated in one of the most enviable locations, this 3 bedroom, 2 bathroom townhouse on its own title with no body corporate is so very close to the beach. This coastal house is young and fresh and offers three good size bedrooms. On the ground level you will find the open plan kitchen, dining and living area with plenty of natural light that leads to a private large undercover alfresco deck for year round entertaining. Adding to the liveability of this home the master suite is situated on the ground level for easy day to day living featuring walk in robe and ensuite with shower, vanity and toilet. The further 2 bedrooms are located on the first level and feature wall to wall carpet and built in robes and are serviced by a the modern central family bathroom with shower, bath and separate toilet. Upstairs also contains a sunbathed retreat with French doors opening to a balcony where you can enjoy those warm barmy nights. Highlights include:

- Polished timber flooring
- High ceilings
- Ample storage throughout the home
- Quality carpets
- Split system heating and cooling
- Ducted vacuum system
- Ducted heating
- Gas continuous hot water system
- Kitchen with stone benchtops, gas cooking, dishwasher, pantry and stainless steel appliances
- Internal laundry with external access
- Powder room on ground level
- Ground level with bar area
- Understair storage
- Built in study desk in third bedroom
- Paved exterior paths
- Garden shed
- Low maintenance grounds and garden
- Double remote garage
- Further off street parking
- Fully fenced and secure

Offering the astute investor, holiday maker or owner occupier the ideal low maintenance residence. All of this conveniently located with everything at your doorstep, beaches, cafes, restaurants, foreshore. Peninsula lifestyle at its best. Call today!