

# 3/7 Garden Court, Cape Woolamai, Vic 3925



## House For Sale

Tuesday, 28 November 2023

3/7 Garden Court, Cape Woolamai, Vic 3925

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Alex Hale

0429459150



Amber Formosa

0499039289

**\$670,000 - \$690,000**

This double storey townhouse offers an exciting opportunity for a fantastic new lifestyle on either a permanent or holiday basis. Positioned at the rear of the property and in a quiet location only 650m (approximately) to the popular safety beach in addition to a short walk to the local amenities which includes cafes, the Woolli Tavern and general store. The lower level features the master bedroom with a built-in robe and ensuite as well as a laundry with ample storage and internal access to the garage. There is also a spacious living, kitchen and dining area. The kitchen exudes elegance with its soft closing drawers, stainless steel appliances, including a dishwasher, a 900mm electric cooktop and a 600mm oven and stylish stone benchtops. There is a fabulous low maintenance rear yard which is perfect for families with pets. Ascending the solid timber staircase to the upper level, you'll find two more generously sized bedrooms, along with a family bathroom to cater to the needs of a growing family or guests. Additionally, there is a second living area that could be converted into a fourth bedroom if needed. There is also an upstairs balcony taking in the Northerly aspect. This remarkable townhouse also comes with a range of other extras that enhances the overall appeal. Enjoy year round comfort with two split system heating and cooling units. The flooring features low maintenance timber-look vinyl plank flooring, carpet and tiles, adding a touch of sophistication to the interiors. There are also high ceilings throughout the home. What sets this property apart from others in the current market is that there are no strata or body corporate fees. Instead, the property is covered by a simple public liability policy for the common driveway. Low maintenance surrounds add to the allure of this stunning property, making it perfect for families seeking a comfortable home, investors looking to expand their portfolio, or those seeking a hassle-free weekend getaway. Don't miss the opportunity to inspect this exceptional townhouse and secure a remarkable lifestyle for yourself. This property for sale in Cape Woolamai is proudly presented by Ray White Real Estate Phillip Island.