

**32 Coleman Crescent, Capel Sound, Vic 3940**

**FLYNN&CO.**

**House For Sale**

Wednesday, 13 December 2023

32 Coleman Crescent, Capel Sound, Vic 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Flynn Co  
0359863000

**\$819,000**

This unique 3 bedroom brick veneer home is ideal for a growing family. Situated just around the corner from both primary and high schools, local shopping and only minutes away from Port Phillip Plaza. All fully fenced making this property perfect for a family with kids and pets with a secure place for them to play. The kitchen is spacious with all the modern conveniences and a lovely flowing floor plan gives it charm and appeal. The outdoor entertaining area is off the kitchen and lounge with large sliding doors to open it all up. Other features include formal entry with master located at the front of the home with en-suite and walk in robe, two living areas, gas heating, and built in's to the second and third bedrooms. There is also a sauna and outdoor shower as a little bonus to enjoy. As if all of this isn't enough there is also a lock-up garage, concrete drive way and low maintenance landscaped gardens. All in all a very well presented property, offering great value with no additional work needed, just move in and enjoy.