

37 Whyte St, Capel Sound, VIC, 3940

Sold House

Friday, 14 April 2023

37 Whyte St, Capel Sound, VIC, 3940

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Amanda Kaye

SOLD PRIOR TO AUCTION

With build costs so high, this home is priced well below replacement cost. You cannot build for this, pretty as a picture and sitting on 588m² and within shouting distance to the Capel Sound Foreshore and shops. Immaculately presented and offering exactly what many buyers are hoping to find. A great foothold in a very sought after pocket, this is one that will appeal to young buyers, investors and holiday makers, while downsizers will also appreciate the proximity to healthcare.

A sense of happy days to come greets you through the open combined sun soaked living and dining area. Overlooking the lounge/dining is a totally retro kitchen giving you a sense of a bygone era that has been nestled in a bubble of love and care, since the day it was built, with plenty of cupboard and bench space and a very generous breakfast bar. The bathroom is accessed through a barn door and has been fully renovated, giving you a sparkling shower, vanity, and a separate toilet.

Polished timber flooring guides you to the generous bedrooms, both capturing plenty of natural light and room for extra accommodation if you are looking to rent out as a holiday let or bed and breakfast. There is a fully fenced rear yard, child safe and dog friendly, with plenty of room to entertain family and friends or expand the garden to your hearts desire with an abundance of room for fruit trees and or veggie gardens.

A carport and garage will take good care of vehicle accommodation or storage if you so need and with access to the rear yard through a gate, your boat or caravan will have a secure place to be housed.

This home is waiting for the next chapter and I know we always say plenty of potential, but this one really does have plenty of potential, with an extension being an easy prospect, a possible subdivision putting a second dwelling at the rear (STCA) or knock this one over and build your dream home in this ideal location.

Set just a casual stroll from the shops and bay, this property truly is an incredible opportunity you don't want to miss!