

**41-43 Ella Crescent, Capel Sound, Vic 3940**



**Sold House**

Wednesday, 18 October 2023

41-43 Ella Crescent, Capel Sound, Vic 3940

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1159 m2**

**Type: House**

## Contact agent

Straddling across 2 blocks of prime coastal land measuring 1159 sqm (approx.) we are offering one lucky purchaser the opportunity to secure this serene 4 bedroom coastal retreat within 300m (approx.) of Capel Sound Beach and the Village. This offering is truly a walking distance to the beach location. So close to everything you can literally leave your car at home. Properties of this size, in this position spread over 2 blocks, oozing with potential are a rare find indeed! With 4 bedrooms, 2 bathrooms, 3 toilets, formal dining and a large living zone this well maintained home provides ample space for comfortable living. The master bedroom features a built-in robe and large ensuite, ensuring privacy and convenience. The additional bedrooms are generously sized and fitted with built in robes, perfect for children or additional guests. One bedroom has access to the rear deck with shade sail through large sliding doors letting the summer breeze in. Generous in size the kitchen is spacious and provides electric cooking, dishwasher, pantry and ample cupboard and bench space for all your entertaining needs. Feed your friends and family in the sunny dining/meals area and when you're ready to settle in head to the substantial family living zone featuring gas heating, ceiling fan and even a built in bar to enjoy your evening drinks after a long day at the beach. Outside you will find the secure garage which doubles as an alfresco outdoor entertaining room complete with gas plumbed BBQ area and rear yard access so you can entertain friends while watching the children play. This space also houses a workshop/studio and home office. The garage space can accommodate up to 3 vehicles, providing plenty of room for cars, boats, or additional storage. Additionally, there are 2 open parking spaces for added convenience. Other highlights include:

- Ceiling fans to all bedrooms
- Gas wall heater
- Ensuite with spa bath, shower, vanity and toilet
- Family bathroom with shower vanity and separate toilet
- Laundry with external access, shower and toilet
- Well maintained generous gardens and grounds
- Garden shed
- Fully fenced and secure
- Room for a pool or further extension (S.T.C.A)

Within a short stroll to the Rosebud Plaza, Cafes, hairdresser, newsagent, restaurants and all that the area has to offer. Perfect as a permanent home, holiday home, short stay accommodation or the newest addition to your investment portfolio this property is sure to impress. Don't let this opportunity pass you by!