

**11 Cosy Avenue, Torquay, Vic 3228**

**House For Sale**

Wednesday, 10 July 2024



**11 Cosy Avenue, Torquay, Vic 3228**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

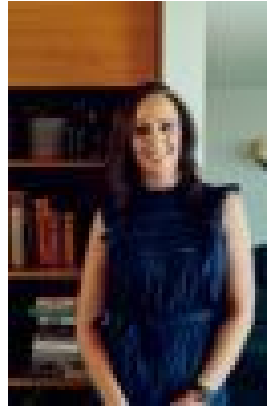
**Area: 462 m2**

**Type: House**



Suzy Jones

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Josie Currell

0459020608

**\$1,245,000 - \$1,295,000**

Unassuming from its facade, this super spacious home has been lovingly maintained and will pleasantly surprise you from the moment you open the front door. With room for the whole family plus guests, it has a very generous offering of 4 bedrooms plus study and 3 living rooms. What YOU'LL LOVE:- Perfect connection from indoor to outdoor living spaces and the outdoor alfresco has been designed for year round enjoyment and features a stunning open wood fire, exposed aggregate paving, weather blind plus hard wired fairy lighting- The hot tub set amongst the beautiful back garden is a perfect space to relax and unwind- The heart of the home is the open plan kitchen and living area with windows to the North capturing natural light- Kitchen with stone bench tops, oversized island bench with pendant lighting, 900mm oven and cooktop, strip lighting and walk in pantry- The wide entrance hall and spacious rooms sizes throughout- Great study nook off the main living room is the perfect space to work from home- Cosy theatre room/lounge where the family can snuggle up and watch a movie- Four generous sized bedrooms and with built in robes- Lux master bedroom enjoys ensuite with double vanities, large shower plus toilet and a spacious walk in robe- Soft sheer curtains give the home a lux feel and are in the main living room and all bedrooms- Gas ducted heating, feature wood fireplace in the lounge room, ceiling fans to all bedrooms plus one in the main living room- Gorgeous landscaping lines the fences for the ultimate greenery views- Other great feature include stone bench tops throughout, family bathroom with free standing bath tub, freshly painted internally, carpet recently replaced, 5kw solar system, pendant lighting, double garage with internal house access- Beautiful parklands close by to play and kick the footy and an easy walk to Torquay Coast Primary School, Lisieux Catholic Primary What The VENDOR LOVES:"Living at 11 Cosy Avenue, Torquay, has been a true delight. We love the way the light moves through the house, creating a warm and inviting atmosphere throughout the day. The outdoor sitting area is a particular favourite, especially with its open fire that makes evenings so enjoyable. Using the spa on a cold winter's afternoon, or after a swim, is simply awesome. The location is incredibly convenient, being close to the beach for spontaneous outings and also near the supermarket and schools, which makes daily life much easier. Cosy Ave is a quiet street, providing a peaceful environment, and we are fortunate to have lovely neighbours who contribute to the friendly community spirit."