

**18 Cootamundra Avenue, Capel Sound, Vic 3940**



**Sold House**

Thursday, 24 August 2023

18 Cootamundra Avenue, Capel Sound, Vic 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 746 m2**

**Type: House**



Paul Cunnington  
0359868188



Thomas Solunto  
0359868188

**\$825,000**

Ideally located in a sought-after residential pocket, a short walk to the foreshore beach and crystal clear waters of the bay is this fully renovated brick veneer home on a potentially subdividable allotment of 746sqm offering modern single level living. Completely rebuilt from inside out by the current owners, the welcoming home offers an open plan living and dining area flooded with an abundance of natural light and a feature exposed brick wood burning fire, perfect for the chilly months. The gourmet kitchen offers everything the home entertainer could desire, with free standing Smeg oven and gas cook top, dishwasher, a wealth of quality cabinetry, premium stone benchtops and also encompassed the Euro style laundry. This flows effortlessly onto the alfresco entertaining patio, drenched in northerly sunlight and with sufficient room for the family outdoor setting an BBQ, and a yard large enough for summer outdoor games. The king-sized master suite is equipped with a double robe and a full ensuite, while the guest bedrooms, both generous in size, are serviced by a sparkling central bathroom with a separate shower and tub. With the house being set toward the centre of the block, the affords space between the windows and fences, providing a true garden view from all windows, and allowing room for a future subdivision (STCA) to the rear. With a single garage car port and further off street parking for boats or a caravan, ducted gas heating, split system air-conditioning, ceiling fans in bedrooms, instantaneous continuous flow gas hot water, and being close to local schools and public transport, this stunning home will appeal to the growing family, those searching for a holiday home with storage for the toys, and the astute investor alike.