

2/13 The Avenue, Capel Sound, VIC, 3940



House For Sale

Sunday, 18 August 2024

2/13 The Avenue, Capel Sound, VIC, 3940

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House

Unique - Stylish - By The Beach

Whether it is your retirement, holiday/investment home or an Air B&B opportunity you are looking for then look no further because you will not find better.

Resting on some 464 sqm (approx.) of flat coastal land you won't be a slave to the garden here.

With a prime location only 400m (approx.) from the golden sands of Port Phillip Bay we are offering one lucky purchaser the opportunity to own this near new coastal hideaway.

Of brick construction, this architecturally designed retreat rests on its own title as this home offers unique design features you could only dream about. The skillion roof offers a pitch up to 3.9 meters in height in some rooms showing an enormity of space.

The light filled open plan kitchen/dining/living area is generous to say the least and leads out to an alfresco area supported by a Magna-Flow plunge pool. The pool is surrounded by Merbau decking and has electric heating.

The solar electricity system will keep the power bills so low they may even disappear forever.

With enough parking to house a large boat, caravan and motorhome you will not fall short of space.

The property is fully fenced so children and pets will be safe and secured.

- 3 light filled bedrooms
- Well-appointed kitchen with 17 cupboards
- Freestanding stainless cooker and D/W
- Ensuite with shower and W/C
- 2nd bathroom with bath/shower and W/C
- Polished concrete flooring throughout
- Glass fenced plunge pool
- Split reverse air conditioning
- Coonara style wood heater
- Single garage and single boat carport
- Exposed aggregate drive and pathways
- Garden shed

Within a short troll to the Capel Sound Village and the Beach and a 3 minute drive to the Rosebud Plaza and all the amenities the area has to offer.

There is not a thing to do but move in and enjoy or lock and leave, jump into the van and travel the country knowing your home is safe.

Please call Shane Fox on 0408 272 325 or Tanjil Williams on 0408 301 445 for an inspection.