

# 3 Silver Wattle Close, Capel Sound, Vic 3940



## Sold House

Wednesday, 6 September 2023

3 Silver Wattle Close, Capel Sound, Vic 3940

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 484 m2

Type: House



Shane Fox  
0359864900



Tanjil Williams  
0359864900

**\$720,000**

Enveloped By The Natural Environment and Resting on some 483sqm (approx.) of flat coastal land and quietly located in a tranquil court position in the sought-after Capel Sound area, this low maintenance coastal home offers easy living and enjoyable entertaining, just a short drive to the Peninsula's most popular beaches and attractions, with easy freeway access. This 3-bedroom brick home has a classic family-friendly layout featuring a master bedroom at the front of the home with ensuite and WIR. There are a further two good-size bedrooms, both with BIRs, and a family bathroom with both a bath and walk-in shower, separate toilet, and laundry with external access. The spacious open plan kitchen/dining/living zone offers a generous light-filled area perfect for the family cook, eat and to relax. That leads out to the undercover alfresco area. This area is perfect for hosting large family gatherings all year round, or simply relaxing and enjoying the peaceful outlook to the beautifully kept gardens. Features of this beautiful home include: • Brick construction • Tiled roof • Gas ducted heating • Split system air conditioning • Near new kitchen appliances • Security doors • Near new carpet • Near new curtains • Outdoor shower • Garden shed • Bore water • Single lock up garage • Extra off-street parking The fully fenced and secure rear yard has a gate that provides direct access to the ecologically important Tootgarook Wetlands reserve. Habitat for more than 150 species of native birds including Black Swans and Sea Eagles, this hidden oasis is perfect for spotting migrating birds and hearing the resident frogs' nightly chorus. This perfect coastal property is ideal for permanent or holiday living or as a sound investment in this environmentally significant Mornington Peninsula neighbourhood that celebrates its beautiful natural surrounds. With not a thing to do you can move right in or investigate the generous rental return.