

**35 Curlew Drive, Capel Sound, Vic 3940**



**Sold House**

Wednesday, 17 April 2024

35 Curlew Drive, Capel Sound, Vic 3940

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1198 m2**

**Type: House**



Shane Fox  
0359864900



Tanjil Williams  
0359864900

## Contact agent

Of brick construction and located in a safe and quiet enclave, we are proud to offer this well cared for family home. Sitting proudly on a very large 1198 sqm (approx.) parcel of flat coastal land providing ultimate space for family living. Add the pool (S.T.C.A) the playground or even a tennis court (S.T.C.A); the choices are endless with a yard this size. With generous parking such as the double garage at the front and extra parking available onsite and in the rear yard all the family will be accommodated. Featuring 4 bedrooms, 2 bathrooms, large open plan kitchen with ample cupboard and bench space ensure all your entertaining needs are met. Offering two separate living zones, the formal sunken living zone is situated at the front of the home bathed in natural light and the second living/dining zone has a sliding door for direct access to the outdoor undercover paved alfresco area to enjoy BBQ's and entertaining all year round. The master bedroom includes a walk-in wardrobe and ensuite and is generous in size. The further 3 bedrooms complete with built in robes are serviced by the family bathroom with bath, shower, vanity and a separate toilet. Easy care manicured front gardens welcome you to this home and the rear yard is a blank canvas with low maintenance gardens. For the tradesman or tinkerer, the rear of the home boasts a large freestanding garage that will house the tools, garden equipment or all the beach toys for long summer days. Other highlights include:

- Kitchen with electric cooking, dishwasher, double sink
- Gas log fire in the main living zone
- Gas hot water system
- Large laundry with external access
- Exterior awnings
- Double lock up garage, rear roller door for yard access
- Side yard access via front gates
- Security doors and flyscreens
- Bore water
- Fully fenced and secure

This property is perfect for a permanent home, a great addition to your investment portfolio or an ideal holiday escape. Close to schools, shops and the ever popular YAWA recreational complex and the Seawinds community hub, you can leave the car at home and walk to all the facilities Capel Sound and Rosebud has to offer. Be quick to secure this beachside residence as an inspection will not disappoint.