

**6 Georgia Way, Capel Sound, Vic 3940**



**House For Sale**

Friday, 24 May 2024

6 Georgia Way, Capel Sound, Vic 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 200 m2**

**Type: House**



Shane Fox  
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**\$865,000 - \$895,000**

Of brick construction and resting on a manageable 201 sqm (approx.) of flat coastal land and located 150m (approx.) to the Capel Sound Foreshore with its walking/cycling tracks and then (approx.) 150 m from the sandy shores of Port Phillip Bay we are offering this extremely low maintenance and an immaculately presented coastal home. This near new and beautiful 3-bedroom (plus study) Peninsula property offers space, style and an unbeatable location including two living zones in a ultra-private and well thought out design setting. Featuring:

- 3 Spacious bedrooms all with rev cycle a/c's and wall to wall carpets
- Walk in robe to main and built in robes to all other bedrooms
- Generous pantry and large linen press
- Abundance of cupboard space
- Free flowing 2 pack kitchen
- 20mm stone benchtop
- Technika oven and gas hotplate
- Bosch stainless steel dishwasher
- 7 self-closing draws and 16 cupboards
- Outdoor undercover entertaining area
- 6 Star energy-rating
- Floating timber floor and tiling throughout
- Combination of plantation shutters and double blinds
- Tiled ensuite, bathroom and laundry
- Generous under stair storage
- Multi security doors
- Stack stone entry into spacious hallway
- Large Kitchen/Dining/Family room with reverse cycle A/C
- Very quiet location with no rear neighbours
- Double garage with extra storage and internal entry
- Outdoor hot and cold shower
- Large water tank

The generously proportioned kitchen/dining/living room offers a natural flow to the covered and ultra-private alfresco entertaining deck with drop down sunshades where you can relax in a quiet environment and enjoy the tranquility of a peaceful Zen setting. You can realistically leave the car at home as the bus stop is approx. 200 m away. Close to all amenities and an easy walk to:

- Rosebud Plaza - Aldi
- Doctors - Chemist - Dentist
- Radiology - Rosebud Hospital
- Capel Sound shopping strip
- Hairdressers - General store
- A multitude of restaurants
- Take away food
- The Sound bar
- Dive centre
- Rosebud Secondary College
- YAWA Aquatic and Recreation Centre

As you can see this well located beachside home has everything you could ever need and desire. What the Vendor loves about this home:

- Lovely morning sunshine on the decking
- In hotter weather, the decking is shaded from the afternoon sun
- Private protected area in front of garage to enjoy seasonal northern afternoon sun
- Witness beautiful sunsets from main bedroom balcony
- Afternoon/evening sea breeze to be appreciated on deck/balcony

You will love every aspect of this well-located coastal home. Call Shane Fox on 0408 272 325 or Tanjil Williams on 0404 301 445. Please Note: Georgia Way Capel Sound is off Brendel Street Capel Sound.