

**99 Truemans Road, Capel Sound, Vic 3940**



**House For Sale**

Wednesday, 25 October 2023

99 Truemans Road, Capel Sound, Vic 3940

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 724 m2**

**Type: House**



Shane Fox  
0359864900



Tanjil Williams  
0359864900

**\$725,000 - \$795,000**

Resting on some 724 sqm (approx.) of flat coastal land we present to you a "Value for Money" opportunity right here on the beautiful Mornington Peninsula. With a short walk of only 864m (approx.) from the golden sands of Port Phillip Bay we are offering one lucky purchaser the opportunity to own this well-presented beach side coastal hideaway. Whether it is your retirement, holiday/investment home or an Air B&B/Short term rental you are looking for then look no further because you will have the opportunity of choice. Of brick construction, this "Solid as a Rock" investment offers features:

- Spacious open plan kitchen/dining/living
- 3 Bedrooms - 2 with B.I.R's
- Wall to wall carpets in bedrooms
- Bathroom with bath and shower
- Separate laundry and 2 x toilets
- Gas/Electric cooking
- Gas wall heater
- Single carport - double lock up garage
- Tiled roof
- Split system air conditioner
- Fully fenced and secured lot

Within 150m (approx.) of the Tootgarook Sports and Recreation Ground where your children and pets can run free and within 650m (approx.) of the "Guest St General Store" and "A Good Little Thing Café" you can walk for breakfast get the paper and coffee and feel like you are truly on holidays. With enough parking to house a large boat, caravan and motorhome and almost every motorised vehicle you can think of, parking will not be an issue. The property is fully fenced so children and pets will be safe and secured. Don't forget your golf practice as the "Truemans Rd Driving Range is only 2.5 km (approx.) away and the Alba and Peninsula Hot Springs another kilometre from that. For all your shopping needs 3-4 minute drive to the Rosebud Plaza and all the stores, restaurants and amenities the area has to offer. Please call Shane Fox on 0408 272 325 or Tanjil Williams on 0408 301 445 for an inspection.