

**2/44 Cootamundra Avenue, Capel Sound, Vic 3940**



**Sold Townhouse**

Thursday, 4 April 2024

2/44 Cootamundra Avenue, Capel Sound, Vic 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 231 m2**

**Type: Townhouse**



Michelle Bennie  
0359864900



Amy Fennessy  
0359864900

**\$826,000**

Nestled in the highly coveted enclave of Capel Sound, this recently constructed custom residence redefines luxury living with meticulous attention to detail and a prime location. Situated mere steps from the Vern Wright Reserve, an off-leash dog park, and within walking distance to the beach and local entertainment venues, this property offers the epitome of coastal lifestyle. Beyond the private entry gates and across the aggregate concrete driveway, the impressive facade sets the tone for the exceptional quality within. The open-plan living area, bathed in natural northerly light, effortlessly accommodates family gatherings and relaxation. Enjoy the warmth of the gas log fire on cooler evenings with just the push of a button. The large stacker doors seamlessly connect the interior to an entertainer's paradise—a spacious deck perfect for balmy summer nights with electric awning, outdoor shower complemented by a designated area for children or pets to play. The gourmet kitchen is a visual feast, featuring high-end cabinetry, exquisite Mezzaneres marble benchtops, a Euro gas cooktop, oven, dishwasher, and clever storage solutions, including a slide-out pantry. The king-sized master suite boasts a fully tiled ensuite with a walk-in shower and a dream-worthy walk-in robe. Family bedrooms, each with built-in robes, share a stunning central bathroom adorned with floor-to-ceiling tiles, a soaker tub, separate shower, and a sizable vanity. The rear private garden, facing north and designed for low maintenance, provides a serene retreat. Additional features include split-system air-conditioning, direct internal access from the generous double lock-up garage, ensuring both privacy and convenience. This residence appeals to discerning downsizers seeking a quality 'forever' home in a tranquil and private setting, as well as astute investors recognizing the potential for premium returns in this sought-after locale or premium lock up and leave beach house. Experience the pinnacle of coastal living in this meticulously crafted haven.