

**Unit 1/49 Marine St, Cape Paterson, Vic 3995**



**Townhouse For Sale**

Thursday, 11 July 2024

Unit 1/49 Marine St, Cape Paterson, Vic 3995

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 288 m2**

**Type: Townhouse**



Rahnee Skate

0356748044

**\$850,000**

Architecturally designed townhouse with energy efficiency in mind. On entry, floating flooring extends throughout living area to decking, with the quality bifold doors opening to provide a fantastic space for indoor / outdoor entertaining. This room has a rendered feature wall, gas log fire, split system, ceiling fans and double glazed windows. The galley style kitchen, with caesar stone bench tops, dishwasher and electric oven, has bifold windows for servery to the outdoor area, elevating your alfresco dining experience. There are two bedrooms with BIR's, one overlooking private courtyard. The bathroom with shower has combined laundry. Upstairs is the master bedroom with ceiling fan, BIR's and ensuite. Decked area is north facing with louvre partitions allowing light to deck while protecting direct heat to the house, with private fully fenced yard and mature trees. The remote single car garage has entrance from internal deck area with extra space for beach gear / garden tools. Extras include ducted vacuum system and water tank. A lovely feel home on a low maintenance block, ready for new owners to enjoy as a beach holiday home or a permanent residence. Your leading local agency PBE Real Estate has partnered with Australia's leading property group. To view Due Diligence Checklist, visit: <http://www.consumer.vic.gov.au/duediligencechecklist>