

**1 Cassinia La, Capel Sound, VIC, 3940**



**House For Sale**

Sunday, 18 August 2024

1 Cassinia La, Capel Sound, VIC, 3940

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## When Only The Best Will Do - 350m (approx.) to the Sand

We are offering this quality built, architecturally designed, two storey coastal townhouse to one lucky buyer who eagerly has a desire to be within 350m approx. of the golden sands of Port Phillip Bay.

With a wide choice of shops and restaurants only 200m approx. away you can leave the car at home and walk to everything.

Features of this quality turnkey investment or holiday home include:

- 3 Bedrooms
- BIR's and carpet in all bedrooms
- 2 Bathrooms and 3 toilets
- Modern kitchen
- Open plan living/dining area
- Heating and cooling in bedrooms and lounge
- Ensuite with shower and toilet
- Family bathroom
- Separate laundry
- Outdoor entertaining area
- Single garage

Offering a North facing aspect and flooded with natural light you will slide the stacker doors open and have a seamless transition bringing the outside seaside environment right into this home.

With transport almost at your door and the Rosebud Plaza only moments away this central location is highly sought-after.

Only 4 years young (approx.) you still have the comfort and security of a 6.5 year builders warranty on this beach side offering.

This "By The Beach" coastal home is priced to sell fast so don't delay.

Call Shane Fox on 0408 272 325 or Tanjil Williams on 0408 301 445 for a private viewing.

**\*\* Floorplan will be available shortly\*\***