

# SOLD

## SOLD IN 13 DAYS BY OPENN NEGOTIATION

11 buyers just missed out on this home - if you are planning on selling reach out ASAP.

Act quickly on this one. Properties like these do not come along very often in Cape Paterson. If you've been dreaming of a coastal escape to call your own - this is it. Located on the ever popular Anglers Road, this one ticks all the boxes and the hard work has been done for you. The fully renovated family home offers all the creature comforts for full time living and would also make the perfect AirBnb property and should provide a solid income.

The spacious living areas feature high ceilings with exposed beams and gable windows that flood the rooms with light. The well equipped Kitchen provides the central hub of the home with new cabinetry and island bench tops with great views out to the landscaped gardens and expansive deck and outdoor entertaining areas. A stylish wood heater provides warmth in the cooler months while you spread out and enjoy the space.

A sumptuous master suite offers a peaceful retreat with a walk through wardrobe and sliding doors that lead out on to the deck - did we mention the stunning bathroom with soaking tub and oversize shower cubicle. Two further full size bedrooms with built in robes are service by a generous family bathroom and separate WC and you'll love the sliding barn door of the laundry.

Heading outside the large double carport can easily swallow a boat and a caravan with further parking for two vehicles. If you've ever wanted to grow your own food, everything is here for you with an array of netted planting boxes - just add water! The surfers in the family will also enjoy the out hot and cold outdoor shower when returning with there beach carts and boards!

What families love about Cape is the choice, the option of the beaches and the well located amenities close by. Families with young children love the rock pool at the Bay Beach and the Surf Beach as they are safe summer time favourites.

Younger nippers and surf lifesavers have a choice of 2 surf lifesaving clubs; Wonthaggi SLSC located on Bay Beach and Cape Paterson SLSC is located on Surf Beach One. The victorian government has spent \$3.3 million on the construction of a new Surf Life Saving Club designed by our friends at Adapt Design Group which has just opened its doors.

Inspection is highly recommended as soon as possible to appreciate what is on offer here as this

3 BED | 2 BATH | 2 CAR

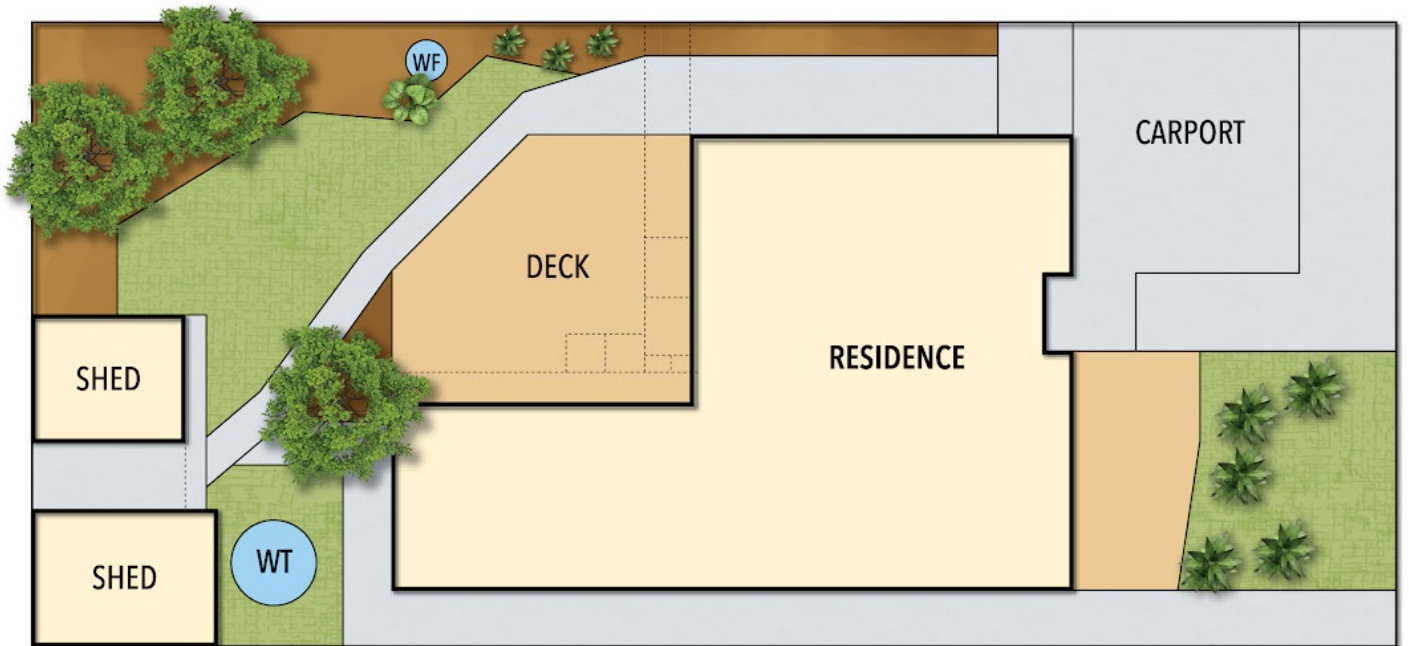
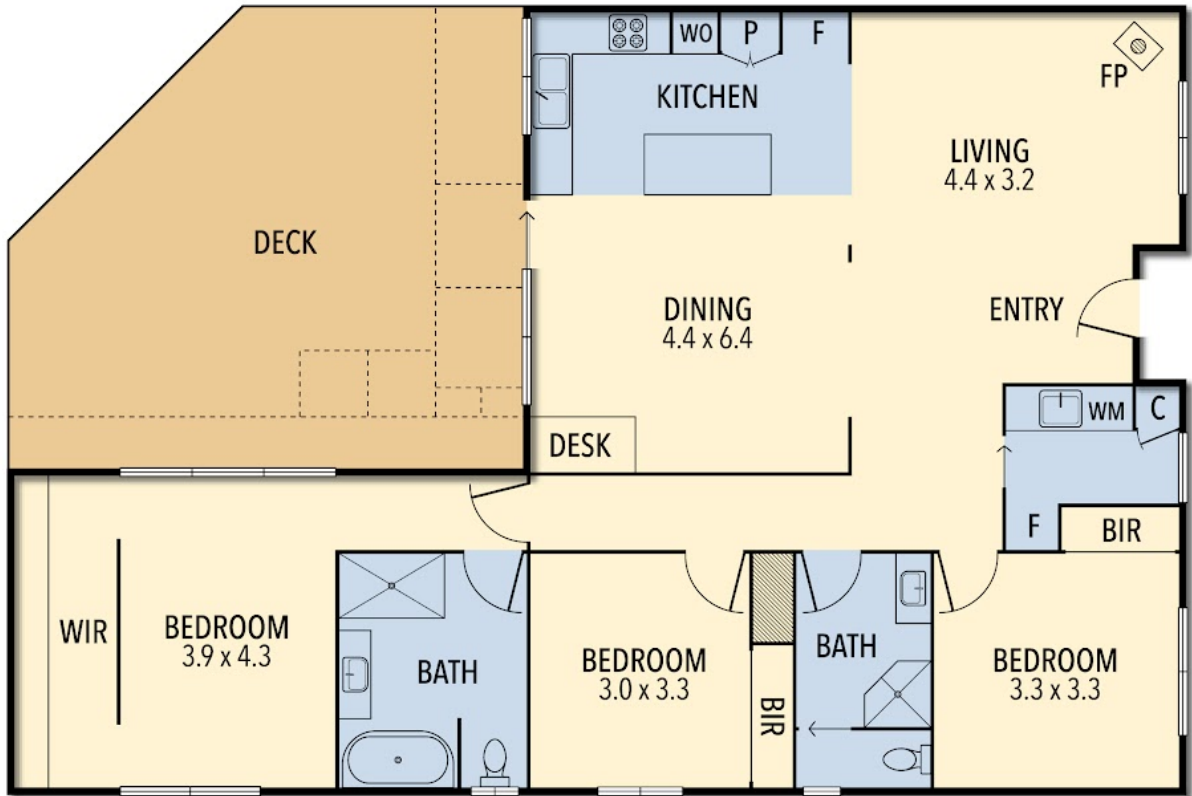
PRICE:  
\$785,250

OPEN FOR INSPECTION:  
N/A



**Leo Edwards**  
0472523445  
leo@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 36 ANGLERS ROAD CAPE PATERSON



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.