



**SOLD**

## SOLD BY RAY WILSON @REALTY

On offer here in the highly sought after, ever growing suburb of Capel is this stunning, modern, well maintained family sized home situated on a huge 4477 square metre block! Built in 1977 this property has all the space you could possibly need and is perfect for a family who loves entertaining guests and is ready to move into their dream home!

At the front of the property you are greeted straight away by the properties well maintained, luscious garden areas that lead along the driveway towards the rear of the property where it meets a great sized double garage and separate undercover storage area/shed giving this property plenty of storage potential. This property has all the space you could possibly need if you are hoping to store boats/caravans ect.

As you enter the property you are greeted by a great sized open plan area that combines the kitchen, dining and the main living space which all feature freshly painted walls and ceilings, wooden flooring bursting with character and modern lighting throughout. The property features three good sized bedrooms all complete with ceiling fans, built in robes, carpeted flooring and plenty of storage. The master bedroom being the star of the show is a great size and features a spacious built in wardrobe, carpeted flooring, and a ceiling fan. It is right next door from the beautiful, modern bathroom that is fitted with a great sized vanity and shower. The property also features a second living space that will have you dreaming of those long summer days, complete with extra high ceilings, the same stunning floorboards, ample storage potential and a great amount of natural lighting it would be all to easy to spend your days relaxing in this space.

The kitchen is a great sized area with modern shelving and cupboards with ample storage room, lovely tiled splash back, gas stovetop/oven and a dishwasher.

The rear of the property will have you dreaming of its potential and the good times to be spent out there, it features multiple undercover areas, picturesque gardens throughout the block including multiple fruit trees, pagola, well maintained grass areas all fitted with the best retic, picturesque trees and you even have your very own chicken coop! These spaces need to be viewed in person to fully appreciate its beauty.

The location of this property couldn't get much better for the everyday family, situated around the corner from the esteemed Capel Primary School and just a short drive to multiple cafes, restaurants, taverns, wineries and regional parks. This really is the perfect spot to relax and

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$650,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Ray Wilson**  
**0403417710**  
teamwilson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)