



**3/1749 Point Nepean Road CAPEL SOUND VIC**

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Imagine standing on your front porch and being mere steps from the crystal clear water and pure white sands of one of the most beautiful coastlines in the world. Now also imagine being located within a short drive in either direction to some of the best restaurants, golf courses, shopping and national parks in the country. Now imagine if someone told you that not only had a property become available that fits this description but it was also only just over an hour from Melbourne. Stop imagining and start living the dream! This beautifully presented, double story coastal townhouse is a dreamy example of exactly what it means to live by the sea! The home offers three great sized bedrooms, two bathrooms plus powder room, large living dining area, separate lounge and spacious open courtyard plus double garage, balcony off the master, polished concrete floors and a light filled interior that beckons you to explore the outdoors. Surrounded by an array of fantastic local

**Price** : \$ 730,000

**View** : <https://www.ypa.com.au/7393256>



**Tony Talarico**  
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INTERNAL AL LIVING AREA  
APPROX: 1X: 16.4 SQUARES

VERANDA DA AND BALCONY  
APPROX: .X: .7 SQUARES

GARAGE E  
APPROX: 3X: 3.7 SQUARES

TOTAL AREA  
APPROX: 2X: 20.8 SQUARES

### UPPER LEVEL



### MAIN LEVEL

## 3-1749 POINT NEPEAN ROAD CAPEL SOUND

This is an artistic representation. All measurements, dimensions and illustrated areas are approximate. It is the responsibility of all interested parties to verify all data depicted and omitted.