



## 62 Florence Avenue Capel Sound VIC

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YPA Rye is proud to present this spacious family home that's only minutes from the beach.

View : <https://www.ypa.com.au/8455776>

Featuring four bedrooms, one with an ensuite, a separate study and timber floorboards throughout, it is ideal for families or those needing to work from home.

The heart of the property is the large open plan kitchen and living area, complete with a gas cooktop, dishwasher and ducted heating creating a warm and functional space for everyday living.

Outside you will find a fully fenced yard with plenty of space for the kids, a deck perfect for entertaining and a handy shed for extra storage.

This home combines functionality and lifestyle, making it a



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