

## 4/54 Woyna Avenue Capel Sound VIC

3 2 1

A few sandy steps from the Capel Sound foreshore, this light filled, two storey home delivers low maintenance living in one of the Peninsula's most convenient pockets - walk for your morning dip, grab a coffee, let the kids loose at the new beachfront playground and BBQs, and be back home before the dishwasher finishes.

Inside, floating floorboards anchor an open plan living/dining zone and a well-appointed kitchen that features ample storage space, a quality Westinghouse dishwasher and a Technika gas cooktop and oven. A large laundry and a handy downstairs powder room keep daily life practical, while under-stair storage stows away beach gear with ease.

Accommodation is clever and comfortable and offers a ground floor primary suite with walk-in robe and ensuite,

**Price** : \$ 740,000

**View** : <https://www.ypa.com.au/8526987>



**Jade Springer**  
0437 410 791

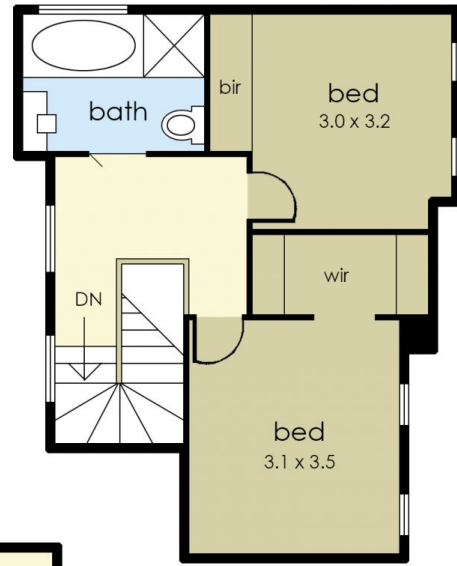
Internal living area  
approx: 16 squares

Carport area  
approx: 2.5 squares

Total area  
approx: 18.5 squares



GROUND FLOOR



FIRST FLOOR



## 4/54 Woyna Avenue, Capel Sound

The floor plan is provided for general information and illustrative purposes only. All measurements, dimensions, and layouts are approximate and may vary from the actual property. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective buyers should not rely solely on the floor plan and are encouraged to conduct their own inspections and verify all details independently. The design and content of this floor plan remain the property of DND Floor Plans. ©