



## 11 The Avenue CAPEL SOUND VIC

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A well-timed investment paired with a magnificent location can certainly result in future success. Here is your chance to secure a beachside property that sits only 500m\* from the waters edge. Add to this the development potential (STCA) and the existing well-built home. your future just got a whole lot brighter!

**Land Size** : 835 sqm

**View** : <https://www.ypa.com.au/7392886>

### Featuring:

- Solid, three-bedroom home in excellent condition
- This residence sits at the front corner of the allotment
- Level land parcel of 835sqm\* fringed by wide, tree-lined streets in a relaxed neighbourhood

Alternatively, this could become a multi-unit site (STCA), where demand is high from holiday home buyers and downsizers

Walk to the tranquil waters of Port Phillip Bay, the boat



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