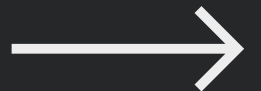


# Marketing Selections

34 RUYTON DRIVE, CAPEL SOUND  
Stockdale & Leggo



# PHOTOGRAPHY



# PHOTOGRAPHY

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# PHOTOGRAPHY

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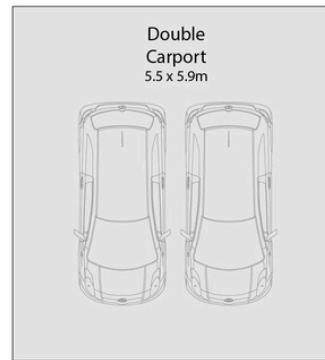


# FLOORPLAN/SITEPLAN

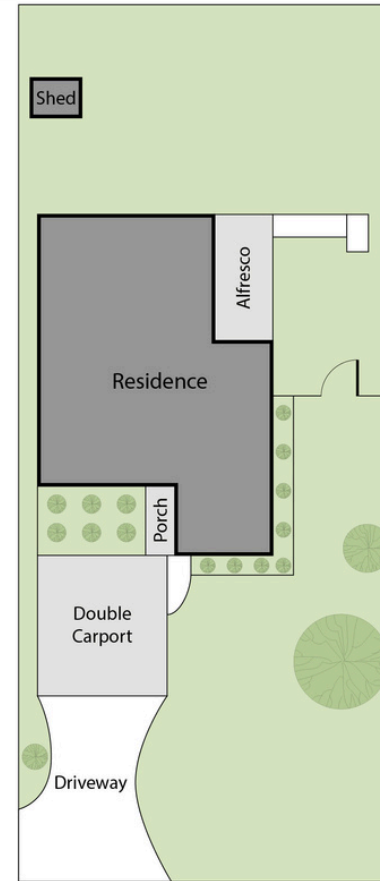
34 Ruyton Drive, Capel Sound



(Not In Position)



(Not In Position)



Floor Plan is for illustration purposes only, and no warranty is given to its' accuracy, so you are advised to carry out your own investigation.  
Produced by Realtime Mornington Peninsula Media

# Copywriting

## HEADING OPTIONS

- 1. Charming Family Home in Coastal Capel Sound*
- 2. Comfort, Convenience and Coastal Appeal*
- 3. The Perfect Peninsula Starter, Downsizer or Investment*

## AD COPY

Perfectly positioned in a peaceful pocket of Capel Sound, this charming three-bedroom brick home offers an exceptional opportunity for first-home buyers, downsizers and savvy investors seeking a low-maintenance property in a highly desirable coastal location.

Designed for easy everyday living, the home welcomes you with light-filled interiors and a functional floorplan. The spacious open-plan living and kitchen area forms the heart of the home, creating a warm and inviting space for family gatherings, while an adjoining meals or second living area provides flexibility for growing families or those working from home.

The generous main bedroom features a walk-in robe, while the remaining bedrooms include built-in robes and are serviced by a well-appointed Jack and Jill bathroom with a separate bath.

Step outside and enjoy the simplicity of a fully fenced, easy-care yard complete with established gardens and a garden shed. Adding further appeal is undercover parking for two vehicles, providing convenience and protection from the elements. With minimal upkeep required, you'll have more time to enjoy everything the Peninsula lifestyle has to offer.

Located within easy walking distance of Truemans Road Recreation Reserve and only moments from beautiful beaches, local shopping, cafés, schools and public transport, this is a home that delivers both convenience and lifestyle.

Whether you're looking for a comfortable place to call home, a weekend retreat or a smart investment with broad tenant appeal, this property presents an outstanding opportunity in one of Capel Sound's most sought-after locations.

# Online

## PHOTO SELECTION FOR INTERNET CAROUSEL



# Brochure



## BROCHURE PHOTO SELECTION

### Cover Image



### Back Images



Stockdale & Leggo



FOR SALE

76 OBSERVATION DRIVE, RYE  
4 226 3 41 4 942 1 815  
BEN KENYON - 0413 497 203  
JOE FALZON - 0406 114 811  
stockdaleleggo.com.au



# Board

