



## 22 Baybrook Avenue Curlewis VIC

4 2 2

Live the coastal dream! Nestled in a peaceful and established pocket of the premium Bayview Estate, this attractive home puts your family first! Three living areas and four bedrooms offer all the space your growing family will ever need, while easy access to the beach, new shopping centre and schools will help you move smoothly through your busy daily routine. This home is the ideal family accessory!

-Only 3-yrs old, this home feels fresh as the day it was built!

-Beat the traffic & ride or walk to Clifton Springs Primary school

-Direct access to the new shopping complex & cafes!

-Kids will love having the Percy Cherry park & playground close by

-Meet the girls for a coffee & catch up at the new cafe

-Buses link the Bayview Estate with Drysdale's schools, the beach & more

-Only 15 mins (approx.) to Ocean Grove for your weekend surf!

-High ceilings & a light palette captures the essence of coastal living

-Upgrades include floating floors, stone to kitchen & baths,

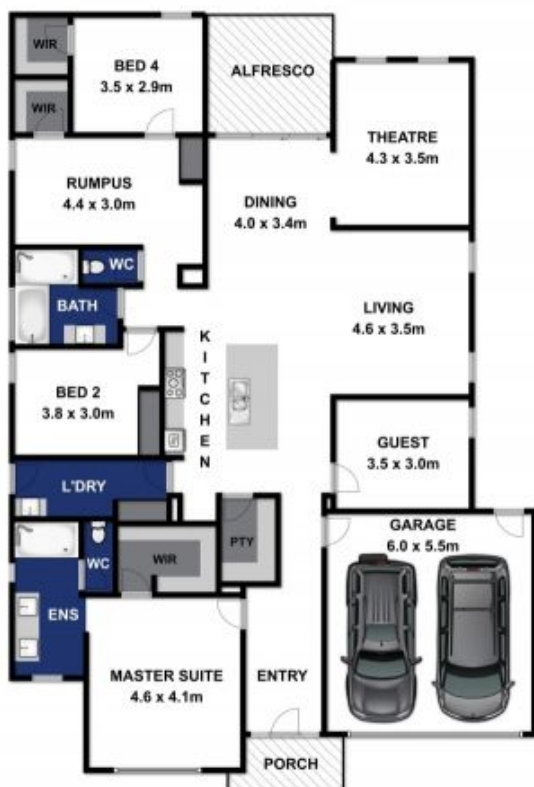
**Price** : \$ 405,000

**Land Size** : 511 sqm

**View** : <https://www.bellarineproperty.com.au/2860774>



**Toby Lee**  
03 5254 3100



219.27m<sup>2</sup> (residence - approx)

#### 22 BAYBROOK AVENUE, CURLEWIS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

bellarineproperty