



### 34 Leonard Drive Clifton Springs VIC

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Situated in a prestigious location, this modern home has room for all the toys.

The 4-bed, 3-living room floorplan with bay views will appeal to families, whilst the privilege of space and great off street parking is ideal for a tradesman. Set on an 18 metre wide (approx.) landscaped block, boasting bay views and walking distance to schools and Drysdale Village, this one truly is a rare find!

-2 storey floorplan is zoned perfectly for entertaining and private family time

-Downstairs: front lounge/office, open plan family/meals/kitchen, alfresco, laundry and powder room and 6x6 double garage.

-Upstairs: large master suite, living zone, 3 further queen-sized BRs, bathroom and toilet

-Carpeted flooring throughout

-Well maintained fixtures and fittings

-Ducted heating to both levels ensures total comfort from the cold.

-What could be an office is ideally placed at the front for a home, or used as a second living.

-Huge alfresco entertaining is accessed via the meals area.

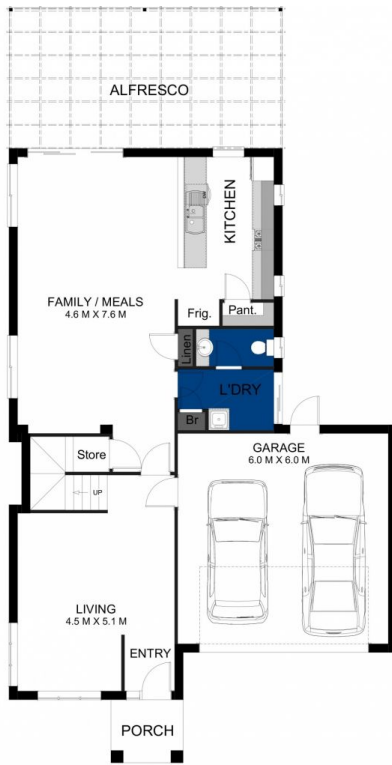
**Price** : \$ 545,000  
**Land Size** : 606 sqm  
**View** : <https://www.bellarineproperty.com.au/39396>  
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Approx. Area 259.0 m<sup>2</sup>

Whilst the owner has attempted to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.

**34 Leonard Drive, CLIFTON SPRINGS**

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