



**40 Delungra Avenue Clifton Springs Vic**

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**The Feel:**

Positioned for peace and privacy with a tranquil bushland aspect to the rear, this neat and tidy 4BR home offers more than most, with four separate living zones just perfect for a growing family! Central to great schools, and metres from the local playground; this spacious property would be an ideal entry into the thriving Clifton Springs market or a great addition to any investment portfolio.

**Price** : \$ 525,000  
**Land Size** : 648 sqm  
**View** : <https://www.bellarineproperty.com.au/4953116>

**The Facts:**

- Modern family design features 4BRs and multiple living zones
- Set within a quiet street with only local traffic on 648sqm approx.
- Huge kitchen features great prep space, ss appliances and d/w
- Carpeted formal lounge, tiled living and dining, and rumpus to rear
- Sliding door to large courtyard, and backyard with bush outlook
- Minor BR wing with tiled family bathroom and children's retreat
- Master with WIR and tiled ensuite with shower, vanity and



**Lee Martin**  
**03 5297 3888**



Whilst [bwr.com.au](http://bwr.com.au) has made every attempt 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.

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