



## 45 Mirrabooka Drive Clifton Springs VIC

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### The Feel:

Situated in a peaceful enclave surrounded by established properties, this updated 3BR home presents as an excellent entry point into a growing coastal market, opportunity for the discerning investor; or a relaxing bayside weekender with plenty of space for the boat and visitors! Neat as a pin and boasting easy care, low maintenance attributes, you'll be hard pressed to find a better buy in this convenient central location.

### The Facts:

- Neat and spacious, with two well defined living zones
- Modernised entertainers kitchen with ample storage
- Undercover outdoor patio, perfect for entertaining
- 3 brightly lit, roomy bedrooms, all with BIRs
- Master suite enjoys direct access to wet areas
- Updated central bathroom with separate W.C
- Utility room offering versatility as a home office
- Freestanding wood heater for optimal winter comfort
- Outstanding accommodation for 4 vehicles
- High set carport for caravans, boats and trailers
- Located close to Pinaroo Shopping Stripe for convenience
- Walking distance to the Dell, Springs Golf Club & Primary

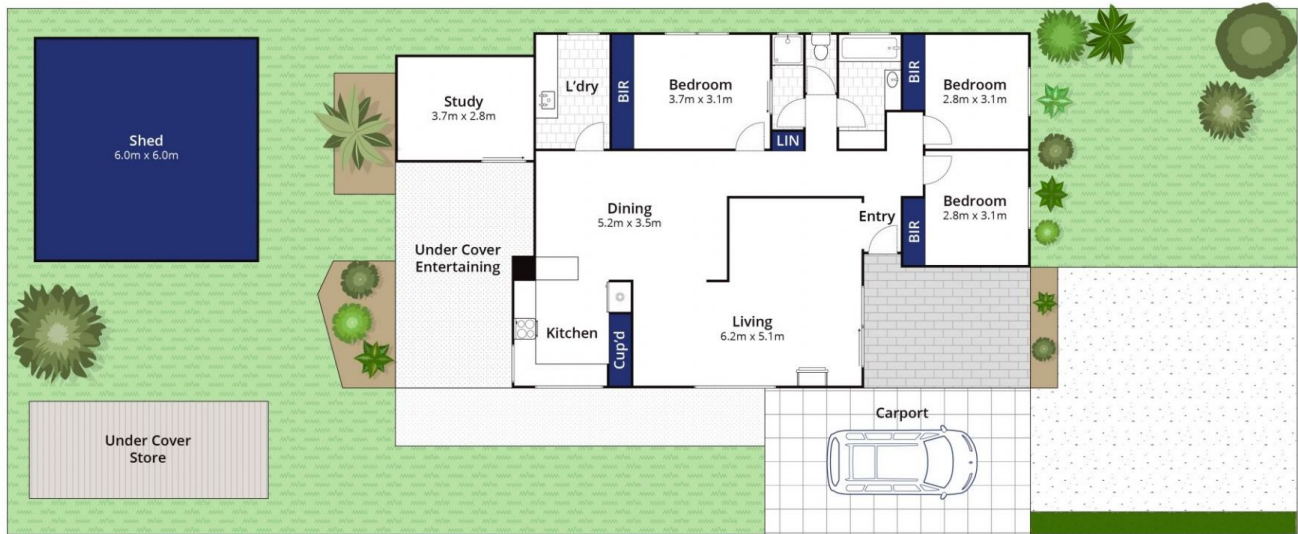
**Price** : \$ 427,000

**Land Size** : 585 sqm

**View** : <https://www.bellarineproperty.com.au/49942>  
70



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Whilst [bwrn.com.au](http://bwrn.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.

**45 Mirrabooka Drive, Clifton Springs**

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