



**26 Gumbowie Avenue Clifton Springs VIC**

4 🏠 2 🚗 2 🚗

**The Feel:**

Traditional in design, offering comfort and warmth adjoining a peaceful nature reserve, this 4BR family home has been updated with modern conveniences while holding onto its classic charm. Timber look floors, heightened ceilings and dual living zones highlight its liveability, with an abundance of storage options fulfilling the practical side. An established retreat in a peaceful setting, inspection is a must.

**The Facts:**

- Formal living zone/parents retreat to the front
- OP kitchen, dining and 2nd living to the rear
- Classic timber kitchen with 900mm gas cooktop
- Spacious dining flows onto sunny outdoor zone
- Undercover outdoor alfresco for entertainment
- Multi-light timber windows add a traditional feel
- Timber look floors and heightened ceilings
- Built in home office/bar with walk in storage cupboard
- Master suite with bay window, ensuite and WIR
- 2 further BRs separately located with BIRs
- Privatised guest BR, offering flexibility of use
- Main bathroom with separate W.C and laundry

**Price** : \$ 617,000  
**Land Size** : 595 sqm  
**View** : <https://www.bellarineproperty.com.au/52620>  
 93



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



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.

## 26 Gumbowie Avenue, Clifton Springs

bellarine **b**property