



## 5 Delungra Avenue Clifton Springs VIC

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### The Feel:

Located in an established neighbourhood, this elevated home enjoys distant views & walks to the Golf Course & beach via the reserve. This split-level home offers a versatile floorplan, with the flexibility of 3 or 4 bedrooms, while the central open plan kitchen, meals & living are oriented to enjoy westerly sunshine. A single RC carport allows for secure extra parking in the backyard, plus a large 8x6.1m shed. This property would be an ideal entry into the local market or a great addition to an investment portfolio.

### The Facts:

- Split level brick home on 586sqm (approx.) block, close to Reserve trail
- Elevated home enjoys lovely distant views over the township & green thoroughfares
- Versatile floorplan, with the flexibility of 3 or 4 bedrooms & adaptable living spaces
- Original features include Baltic Pine timber flooring & stained-glass window to front door
- Central open plan kitchen, living, meals area with full span glazing to west aspect
- Kitchen (as original) with laminate benchtops, St George

**Price** : \$ 450,000

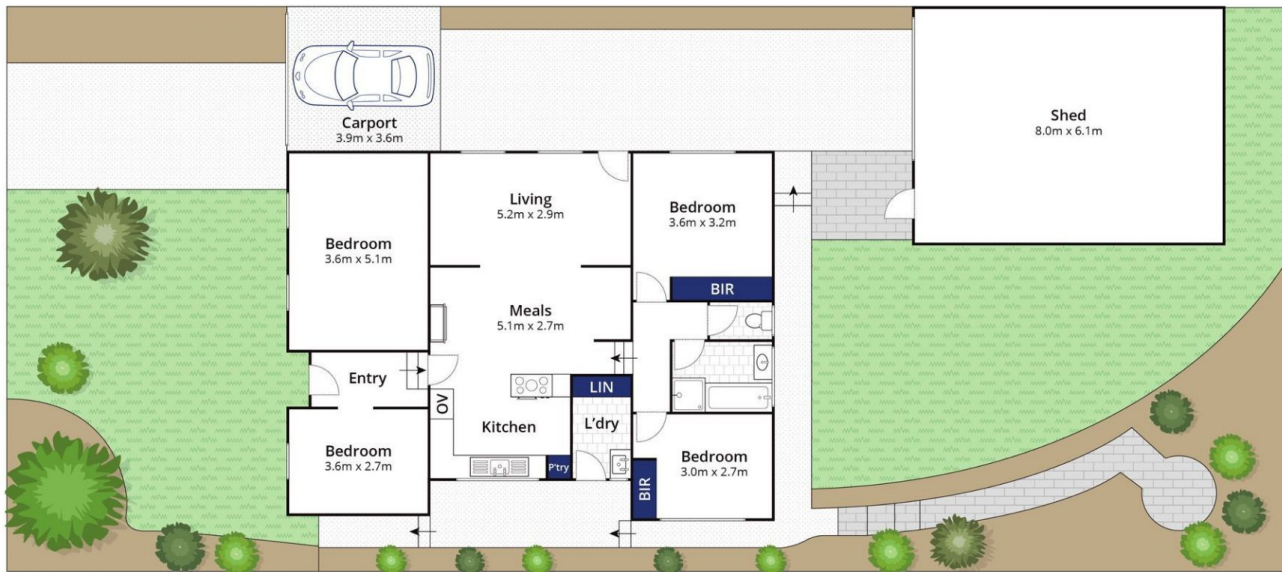
**Land Size** : 586 sqm

**View** : <https://www.bellarineproperty.com.au/5710321>



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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.

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