



### 41 Delungra Avenue Clifton Springs VIC

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#### The Feel:

Positioned for peace and privacy with an idyllic north orientation to the rear, this neat and tidy 4BR home offers more than most, with three 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.

#### The Facts:

- Modern family design features 4BRs and multiple living zones
- Set within a quiet street with only local traffic on 630sqm approx.
- Benefits from recently updated carpet and paint throughout
- 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, garage with drive-through access
- Minor BR wing with tiled family bathroom and children's

**Price** : \$ 584,000  
**Land Size** : 630 sqm  
**View** : <https://www.bellarineproperty.com.au/60023>  
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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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