



13 Coorumbly Avenue Clifton Springs VIC

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The Feel:

Is this the one you've been waiting for? Beautifully renovated throughout to capitalize on an easy single level floor plan and integrating multiple outdoor entertaining zones, this three bedroom home is a fantastic option as a family home in a wonderfully quiet central pocket. Polished timber floors complement modern upgrades throughout the interior, presenting perfectly to the market as is - but with even more potential.

The Facts:

- Central, modern kitchen with 900mm F/S oven + gas cooktop
- Adjacent dining zone with connection to outdoor pergola
- A plethora of storage and cupboards for convenience
- Private lounge room opening to outdoor pergola area
- Polished timber floors are a striking feature throughout
- Fantastic additional undercover alfresco perfect for bbq's
- Master suite with BIR and renovated ensuite bathroom
- 2 further BRs, privately located with BIRs and ceiling fans
- 585m2 (approx) allotment in wonderfully central pocket
- Zoned for preferred local schools with all facilities closeby
- Open carport with ideal double gated access to the rear

Price : \$ 611,755
Land Size : 585 sqm
View : <https://www.bellarineproperty.com.au/65471>
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Whilst bwrm.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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