



11 Coorumbly Avenue Clifton Springs VIC

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The Feel:

Located in the bayside area of Clifton Springs, only a stone's throw from green reserves and all the lifestyle assets of the Bellarine, this home will appeal to first home buyers, downsizers or investors looking to develop the site (STCA). Designed for easy living across a single storey layout, the backyard and covered entertaining area have bay glimpses, oriented to maximise the northern sunshine. Featuring two bedrooms with BIRs and original bathroom and kitchen facilities, the open plan living and dining space has a combustion woodfire plus split system heating-cooling.

The Facts:

- Well-presented brick veneer 2-bedroom home in quiet street
- First impressions of neat garden & pergola entrance
- Single level open plan layout with kitchen, living & meals area
- Sliding doors to north-facing paved alfresco
- Fenced yard & large lawn with mature boundary trees
- Tiled kitchen & dining, with carpet to living & bedrooms
- Original kitchen has electric oven & laminate benchtops

Price : \$ 576,000

Land Size : 585 sqm

View : <https://www.bellarineproperty.com.au/6636676>



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Whilst 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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