



## 6 Bogan Street Clifton Springs VIC

4 2 2

### The Feel:

Tranquillity, lifestyle, and an abundance of space go hand-in-hand with this alluring family home, located in a convenient bayside pocket, just 300m to the Clifton Springs Golf Club and The Dell. Situated on a massive 975sqm (approx.) site, warm and characterful interiors complement the impressive proportions of the 4-bedroom, 2-bathroom residence, oriented to capitalise on picturesque bay glimpses. A separate bungalow, productive gardens and plenty of off-street parking further enhance the versatility of this unique family offering.

### The Facts:

- A haven of space, this warm & inviting family home is situated on a massive 975sqm (approx.) allotment
- Premium lifestyle position, just 300m from the Clifton Springs golf & bowls clubs, with The Dell 200m further on
- You're also just 3mins from the boat ramp & foreshore reserve where you can enjoy a range of recreational activities
- Bay views enhance the relaxed coastal vibe
- Spacious open plan kitchen, living & dining area is flanked by 4 bedrooms, providing plenty of family space with SS

**Price** : \$750,000-\$790,000

**Land Size** : 977 sqm

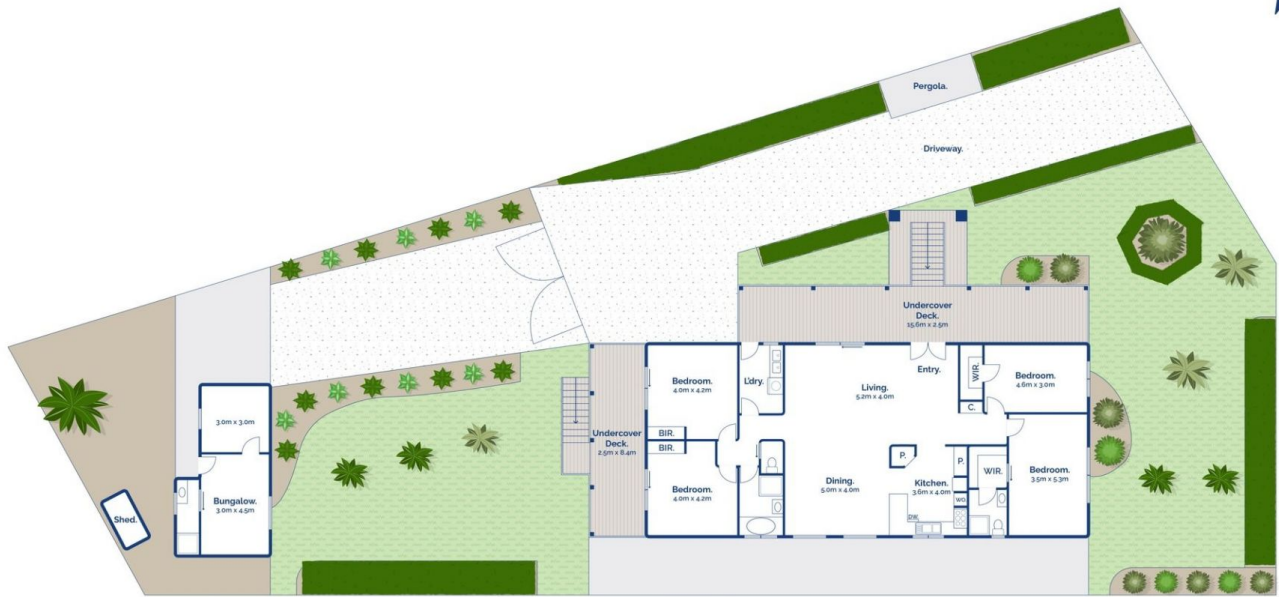
**View** : <https://www.bellarineproperty.com.au/7693476>



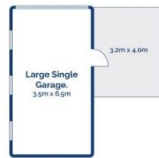
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Ground Floor:



Lower Ground Floor:



## 6 Bogan Street, Clifton Springs

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Whilst [bwm.com.au](http://bwm.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.