

1 Bogan Street, Clifton Springs, Vic 3222



House For Sale

Friday, 10 November 2023

1 Bogan Street, Clifton Springs, Vic 3222

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 357 m2

Type: House



Tim Cain

Sale By Set Date

Sale By Set Date - Offers Closing On 'or' Before 5pm 5th December A truly exclusive and limited opportunity presents to secure what is without a doubt the best 'downsize' prospects to come to market in recent times! Beautifully position within the tightly held Clifton Springs water front precinct, offering captivating water views, wonderful lifestyle features literally on your front door step (namely the Clifton Springs Bowls and Golf Club) and a quality build that is sure to delight the most discerning purchaser!

- 2 beautifully appointed bedrooms; master is complete with walk in robe and walk through bathroom conveniences. A enviable northerly aspect promotes an abundance of natural light and lovely garden vistas
- Multiple independent living zones are sure to be a highlight; a kitchen/meals is complimented by a casual lounge and an independent formal dining/lounge showcasing wonderful water views with the impressive granite peaks of the You Yangs prominent on the horizon.
- The kitchen 'serves up' a user friendly design; modern appliances, expansive bench tops and excellent storage solutions
- A lovely sheltered alfresco is a delightful spot to take in an early coffee 'or' a late glass of wine from one of the many local award winning vineyards; beautiful established garden are a blaze of colour.
- A single remote controlled garage

A home of this calibre is sure to be complete with an impressive list of inclusions not limited to: ducted heating, split system heating/cooling, 2nd toilet/powder room, landscaped gardens and so much more to be discovered on further inspection. The location of this lovely unit simply cannot be understated; positioned within a tightly held neighbourhood flanked by multi million dollar homes, the Clifton Springs Golf & Bowls club only a short stroll away, as are the pristine beaches of the iconic 'The Dell' and tranquil parklands, all on a low maintenance, prime land holding of approximately 357m².