

**13 Coolabah Way, Clifton Springs, Vic 3222**



**House For Sale**

Monday, 22 January 2024

13 Coolabah Way, Clifton Springs, Vic 3222

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 585 m2**

**Type: House**



Travis Smith

**\$620,000 to \$640,000**

Overlooking Corio bay, see the lights of GMHBA stadium, look over the You Yangs, or just watch the ships go up the channel. Extensive views from the large elevated front balcony, Lounge, kitchen, even the bathroom. A huge back yard, with garage & two garden sheds & plenty of play room. Parking for 3 cars, two in carport- more if needed. Owners had 3 cars, a boat & a truck, all parked up nicely. 585sqm of land. An outside kitchen area with laundry on the huge rear deck, excellent for dinners or BBQ's. The house is small, but extremely light (what drew the current owners), plus the views. There is plenty of scope for improvement, but now a truly comfortable home. Owners moving overseas, hence the sale. Scope for future development STCA. Contact us now.. great price considering the views. Why Wait?