

# 13 Komodo Road, Curlewis, Vic 3222

## House For Sale

Friday, 26 January 2024

13 Komodo Road, Curlewis, Vic 3222

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Jack Cassin

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**\$629k - \$669k**

Unique: Welcome to 13 Komodo Road, Curlewis – a centrally located, turn-key gem in the heart of Curlewis. This immaculate 3-bedroom, 2-bathroom home sits on a spacious 448m<sup>2</sup> block, offering modern comfort and convenience. This home is conveniently close to Geelong CBD and Ocean Grove surf beach, both within a 20-minute drive. Nearby amenities include childcare, schools, shopping, a tennis club, boat ramp, and the Curlewis Golf Club with a driving range. Embrace a laid-back coastal lifestyle with wineries, top-notch restaurants, Portarlington ferry service, and charming beachside towns nearby. Key Features: Living: Open plan kitchen, living and dining which enjoys a northerly aspect. Kitchen: Stone benchtops, 900mm oven, 5 burner gas cook top and huge walk in pantry. Outdoor entertaining: Effortlessly flows out from the kitchen, living and dining area creating an amazing space for entertaining. Bedrooms: Three bedrooms, including a master with walk-in robe and ensuite. Bathrooms: Two immaculate bathrooms with a contemporary design. Windows: Fully tinted with a mirror exterior finish for enhanced privacy and insulation. Heating and Cooling: Ducted heating, x2 split systems and fans in all rooms for year-round comfort. Year Built: Constructed approximately 2 years ago by Dennis Family Homes. Parking: Oversized double-car garage with rear roller door access. Location: Enjoy being only minutes from the water, Bellarine Rail Trail and the local shopping centre which includes a Woolworths, BWS bottle shop, Brown Shugar Cafe, pharmacy and more. Disclaimer: Please note that all information provided by Pavilion Property is in good faith and derived from sources believed to be accurate and current at the date of publication. Pavilion Property acts as a conduit for this information and advises prospective purchasers to conduct their own inquiries. Pavilion Property will not be liable for any loss resulting from actions or decisions made in reliance on the provided information.