

22 Kawana Court, Clifton Springs, Vic 3222

HAYDEN

House For Sale

Saturday, 2 December 2023

22 Kawana Court, Clifton Springs, Vic 3222

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 754 m2

Type: House



Penny Dawson
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Hugh McKewan
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\$770,000-\$820,000

The gentle locale of Clifton Springs is an ideal setting for this immaculately presented three bedroom plus study, family home. Set at the top of a quiet cul-de-sac, this solid brick residence offers plentiful family living across three zoned living rooms. There is future potential for a second story with 180-degree bay views (STCA). Showcasing a split-level design and an aspect that embraces the light at every corner, this modern floorplan puts the master suite at the front of the house, away from the noise of family life. Private views to an ornamental garden and pond soften the outlook from this bedroom which also includes an ensuite with shower and walk-in robe. A study nearby adds quiet work from home space (or nursery) and the first of three living zones includes a walk through split-level lounge that enjoys a sunny northern aspect. The voluminous open plan layout is the heart of this home and includes spacious living, dining and a spotless kitchen with servery bar and walk in pantry. Timber wall panelling adds texture and dimension throughout this zone and a covered timber entertaining deck adds even more space for a true indoor/outdoor lifestyle. Additionally, the rumpus room provides even more family space and links to the garden and deck via sliding doors. The separate family wing includes two bedrooms with built in robes, family bathroom and laundry to the garden. Outside, garden lovers will enjoy this thriving, mature garden that has paved areas, quiet seating nooks and a wisteria covered arbour that introduces the private back lawn. Further features include ducted heating and A/C a double lock up garage, one off streetcar space for trailers/vans/visitors. Offering family's a neighbourhood lifestyle, this central location is conveniently positioned close to Clifton Springs Primary School, local convenience stores and transport to Geelong. The nearby Portarlington/Docklands ferry provides easy commuter access to Melbourne and the stunning nearby beaches and surrounding vineyards offer endless opportunities for weekend exploration.