

# 3/30 Ernstine Way, Drysdale, Vic 3222

## Sold House

Friday, 15 September 2023

3/30 Ernstine Way, Drysdale, Vic 3222

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 279 m2**

**Type: House**



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**\$497,500**

The Feel: Low-maintenance living meets walk-to everywhere convenience with this 3-bedroom unit, desirably tucked away at the top of a peaceful inner-Drysdale cul-de-sac. Well-proportioned, the freestanding residence is designed for relaxed comfort with a house-like layout featuring separate living and accommodation zones, and a north-facing deck and paved courtyard that are ideal for sun-drenched alfresco enjoyment. Whether from an owner-occupier or investor perspective, you'll appreciate the laid-back ambience and lock-and-leave functionality of this enviable opportunity, within walking distance of specialty shops, eateries, schools and childcare, and an array of practical amenities.

The Facts: -Ultra-convenient seaside opportunity, perfectly situated at the top of a quiet court -Incredibly low-maintenance, it offers broad appeal for downsizers, holidaymakers & savvy investors -Deceptively spacious, the freestanding 3-bedroom, 1-bathroom unit also easily caters to the needs of a young family -Upon entry, the single level floorplan reveals a generous living, kitchen & dining hub -Return kitchen with full suite of s/s appliances & ample storage space -Step outside to an undercover alfresco deck, the ideal spot to enjoy balmy summer dining -Adjoining courtyard captures northern sunshine for relaxed outdoor living -Bedrooms are located off a central hallway, including master suite with BIR -Minor bedrooms both come with BIRs and share the main bathroom with built-in bath, shower, vanity & separate WC -Ducted heating & reverse cycle split system acclimate the home through the seasons -SLUG with remote entry provides secure off-street parking -Perfectly placed within easy access of all amenities including schools, medical services, supermarkets & a thriving café scene -Moments to the Bellarine's key lifestyle assets including pristine coastlines, world-class wineries & restaurants & excellent recreational activities including boating, fishing & golfing

The Owner Loves... "This is such a peaceful place to live, yet comes with all the benefits of being within a short walk of the town centre – you get the best of both worlds. Being so low-maintenance brings an added advantage, allowing more time to enjoy the easy coastal lifestyle." \*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.