

**39 Gumbowie Avenue, Clifton Springs, Vic 3222**



**Sold House**

Sunday, 13 August 2023

39 Gumbowie Avenue, Clifton Springs, Vic 3222

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Travis Smith



Nathan McNaughton  
0439010178

**\$475,000**

An exciting opportunity to acquire a long held property situated in a sought-after location, this property offers a comfortable and convenient lifestyle for its lucky new owners. The adjoining block of land is available to purchase separately and offers a unique large corner development site or you could simply renovate the existing house. As you step inside, you'll be greeted by a warm and inviting atmosphere. The spacious living area is perfect for relaxing or entertaining guests, with plenty of natural light streaming in through the large windows. The open plan design seamlessly connects the living, dining, and kitchen areas, creating a cohesive and functional space. The kitchen is well-appointed with modern appliances, ample storage space, and a breakfast bar for casual dining. Whether you're a seasoned chef or just enjoy cooking for your loved ones, this kitchen will surely impress. The three bedrooms are generously sized and feature built-in wardrobes, providing plenty of storage for your belongings. The shared bathroom is stylishly designed and includes a bathtub and shower combination. Outside, you'll find a backyard just waiting to be landscaped, perfect for those who prefer spending their weekends gardening. The carport space provides parking for one vehicle, with additional off-street parking available. Located in the highly desirable Clifton Springs area, this property offers easy access to a range of amenities. Enjoy a leisurely stroll along the nearby waterfront, or take advantage of the local parks and reserves for outdoor activities. The property is also conveniently located close to schools, shops, and public transport options. Whether you're a first-time buyer, a growing family, or an investor, this house is sure to tick all the boxes. Why Wait? Don't miss out on the opportunity to make 39 Gumbowie Avenue your new home. Contact us today to arrange a private inspection and secure your piece of Clifton Springs paradise!