

# 4 Balcombe Street, Corinella, Vic 3984



## House For Sale

Thursday, 19 October 2023

4 Balcombe Street, Corinella, Vic 3984

**Bedrooms: 3**

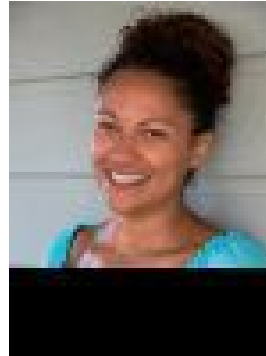
**Bathrooms: 1**

**Area: 901 m2**

**Type: House**



Scott Andersen



Aminah Hart  
0415256578

## **\$520,000 to \$570,000**

Here's a great opportunity to make your move to the coast with this delightful 3- bedroom home set on a large 901m<sup>2</sup> block with big potential, in the charming coastal hamlet of Corinella. The property offers an ideal combination of an established home on a large block with plenty of scope to extend and add shedding for boat or caravan, whilst living within a stone's throw of the town's amenities. The general store, recreation reserve, bowls club, tennis court, community centre, Fig and Bay restaurant, coastal walking track and beach are all an easy stroll away. For boating and fishing enthusiasts, the boat ramp and jetty are just a couple of minutes' drive, providing easy access to the renowned fishing in Western Port Bay. The savvy investor could potentially utilise the house immediately which is situated towards the back of the block and subdivide a front block (STCA). The home's central family zone features a modern kitchen with stainless steel appliances, dining and living spaces with split-system air conditioner and ceiling fan, opening to a covered alfresco area, two bedrooms, and a central bathroom. Outside are a couple of garden sheds behind double gates. This is an ideal first home, downsizer or weekender by the bay. Corinella is under 90 minutes from Melbourne's CBD, and puts you amongst the beautiful surroundings of the Bass Coast, within a 20 minute drive of tourist attractions and patrolled beaches of Phillip Island and you'll pass through Grantville on the way from the city to pick up supplies at the nearest supermarket before retreating to your peaceful coastal hideaway!

**DUE DILIGENCE CHECKLIST** When purchasing property we recommend you review the CAV Due Diligence Checklist. Visit: <http://www.consumer.vic.gov.au/duediligencechecklist> Property information contained herein is provided by the property's vendor/s. Andersen Property Specialists cannot guarantee its accuracy and encourages buyers to carry out their own due diligence.