

40 Appleby Street, Curlewis, Vic 3222

House For Sale

Tuesday, 11 June 2024

40 Appleby Street, Curlewis, Vic 3222

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Lee Martin
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Andrew Kibbis
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\$610,000-\$650,000

The Feel: Nestled within the community-minded enclave of Curlewis Park Estate and offering an idyllic coastal lifestyle opportunity, this modern 4-bedroom home presents itself as a tranquil family haven nearby to parks, playgrounds and reserves. Across a practical single level, a thoughtfully crafted layout is perfectly tailored for cosy living. Interiors showcase a versatile choice of living zones, while the north-facing outdoor setting provides inviting spaces for entertaining and leisure. Whether you're looking for a peaceful family retreat to call home or a wise investment opportunity, you'll appreciate the focus on contemporary comfort while enjoying daily convenience, minutes from shops, schools, and public transport.

The Facts: - Sunlit 4-bedroom, 2-bathroom presenting a peaceful retreat for modern family living - Conveniently located only minutes to Curlewis Shopping Centre, local schools & public transport - Family-friendly locale is enhanced by proximity to a choice of playgrounds & reserves - Practical layout highlighted by an open plan family domain maximising its north-to-rear orientation. - The space flows to a covered alfresco patio creating a focal point for entertaining - Sleek stone finished kitchen with breakfast island & suite of s/s appliances - A separate lounge room affords family members their own space - Roomy main bedroom complete with WIR & ensuite - 3 additional bedrooms all come with BIRs, one of which could be utilised as a home office with access off entry hallway - Practical layout is complemented by a family bathroom including built-in tub & separate WC - Enjoy seasonal comfort via ducted heating & reverse cycle a/c - Fresh contemporary palette creates a relaxed ambience while allowing you to add your own flair - Remote DLUG with interior & rear access - Sunlit level rear lawn bordered by low-maintenance screening trees - Enjoy the vibrant Curlewis lifestyle while being mere moments to the Bellarine Rail Trail + bayside boating & fishing - Also just 4mins from the Dysdale village centre for everyday conveniences - Suits families, investors, or those seeking easy, single-level living

The Owner Loves... "We love the way the floorplan offers everyone their own privacy, while also providing an open and airy central hub for the family to come together. The alfresco area makes entertaining a delight, and the nearby playgrounds add to the community feel."

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