

# 41B Edgewater Drive, Clifton Springs, Vic 3222

GEELONG REAL ESTATE CO.

## Townhouse For Sale

Wednesday, 21 February 2024

41B Edgewater Drive, Clifton Springs, Vic 3222

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 296 m2

Type: Townhouse



Michaela Miller  
0412461195



Alex Selway  
0421564458

**\$700,000-\$760,000**

With no stone left unturned, this sublime townhouse style home is sure to impress. Situated in arguably Clifton Springs most revered street, with not a thing left to do but enjoy the Bayside lifestyle, whether you're looking for an enviable permanent residence or holiday home. The edge of the Bay is a mere 2 minute walk from your front door, ready for you to enjoy those endless summer days on the boat or jetski, or to simply take the kids down and enjoy the sheltered, safe Bay beach. The clifftop walking path is also ideal for watching some of the best sunsets on offer. Bridging the gap between practical living and designer sophistication, this custom built home has the utmost quality throughout. The master retreat offers a walk-in-robe and lavish ensuite bathroom. A further 2 bedrooms are equipped with built-in-robos and serviced by the central main bathroom, which oozes coastal luxury, with seamless double shower, double vanity, stone bench-tops, tiled in bathtub and floor to ceiling tiles. Moving through the home, the open plan kitchen, living and dining integrates effortlessly with outdoor entertaining, offering a truly unique space for year round enjoyment. Soaring cathedral style ceilings allow for endless natural light to stream through, creating the sense of endless space. In the kitchen, stainless steel cooking appliances, 5 burner gas cooktop, and dishwasher, are met with 40mm stone bench-tops, an abundance of meal preparation and storage space, all whilst overlooking the light filled dining and living. Dual stacker doors allow for seamless access to the outdoor entertaining, which is home to an undercover decked area, pizza oven, outdoor kitchen, BBQ with gas connection, bench seating with storage and an open lawn area. A true entertainers delight, which will have you the envy of all your guests. Back inside, the floor plan is complete by a versatile 2nd separate living room/additional bedroom accommodation with private sliding doors, study/bedroom, separate powder room and laundry. Additional features include -- Zoned central heating and refrigerated cooling- Quality fixtures and fittings throughout- Plantation shutters throughout- Alarm System- Separately titled, 296m<sup>2</sup> parcel- Single lock up garage with secure internal access. A truly unique home, with an enviable address. Clifton Springs still highlights such amazing value for money. This is your chance to secure now, and enjoy the good life.