

# 5 Coral Court, Clifton Springs, Vic 3222

## Sold House

Tuesday, 15 August 2023

5 Coral Court, Clifton Springs, Vic 3222

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 603 m2

Type: House



Andrew Kibbis  
0352543100



Lee Martin  
0352973888

**\$610,000**

The Feel: In a peaceful bayside neighbourhood sought after for its lifestyle amenities, this single storey 4-bedroom home provides a genuine blank canvas filled with potential to capitalise. As neat as a pin, you can enjoy the comfort of open plan living and recently refreshed interiors as-is, while a timeless design and 603sqm (approx.) allotment provide an ideal foundation for a contemporary update or brand-new build (STCA). There is scope to capture water views from a future second storey, and a preferred east-west orientation is set to further inspire your coastal dreams.

The Facts: -A golden opportunity positioned within the popular Golf Course precinct-Easy walking distance to The Dell and Clifton Springs foreshore places lifestyle front & centre-Comfortable 4-bedroom, 2-bathroom home provides the perfect launching pad for young families or investors-Situated on 603sqm (approx.), there is outstanding scope for a contemporary redesign or rebuild (STCA)-East-west orientation captures beautiful natural sunlight and potential panoramic water views-Refreshed for modern comfort with recently painted interiors & renovated ensuite bathroom-Open plan living awash with northern light & featuring characterful raked ceiling with exposed beams-Functional kitchen with ample bench & storage space + electric appliances (incl. dishwasher)-4 robed bedrooms are well proportioned including master with WIR & contemporary ensuite-Family bathroom with bath, shower & separate WC-Split system heating & cooling provides seasonal comfort-Private & fully fenced rear yard with 3m x 3m garden shed & plenty of open space to enjoy-Secure off-street parking behind gated entry-Peaceful setting in a friendly cul de sac further adds to the lifestyle appeal-Wide-ranging appeal for savvy starters, young families, and those seeking a starting point for their dream coastal home-With a sound rental history, discerning investors will also recognise the potential of this versatile offering-Just 3mins to the Drysdale town centre for everyday conveniences-You're also perfectly placed to explore the culinary spoils of this thriving region with its award-winning restaurants, wineries & farm-gate produce

The Owner Loves... "Whether heading out for a round of golf or making the most of the foreshore, there's no need to even take the car out of the driveway. Throw in the proximity to the region's wineries and it becomes clear that living here is all about the lifestyle!"

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