

**6 Genoa Way, Curlewis, Vic 3222**



**House For Sale**

Wednesday, 12 June 2024

6 Genoa Way, Curlewis, Vic 3222

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 486 m2**

**Type: House**



Rhonda Humpage  
0457313609

**\$950,000 - \$1,045,000**

A modern contemporary treasure custom built by local builder Belcoast Homes. Built with perfect positioning in mind to take in the stunning views of bay waters and the Melbourne skyline. Located in the stylish Bay Water Estate the home is almost new and incorporates beautiful interior living spaces flooded with natural light, double glazing throughout, oversize double garage, spacious side access and those unobstructed water views. Central to the the Curlewis shopping centre and Drysdale's extensive amenities, all local Bellarine townships and a short drive to the Geelong CBD. Inclusions start at the front door with a room for all purposes - home office, sun-filled sitting room with storage or guest bedroom. Downstairs the living area has ample storage spaces, floor length windows and great functional layout. The kitchen has generous bench space with feature window, upright Westinghouse 900mm, SSDW and spacious WI pantry. Upstairs the cozy, second living could incorporate a work station nook with distracting views that would make those work-from-home tasks that little more enjoyable. Pride of place is held by the spacious main bedroom suite with stunning views, WIR and ensuite. Take in the sunrise while enjoying those special breakfasts in bed ! Two additional bedrooms with BIRs are serviced by the family bathroom. Ceiling fans are placed throughout the home, with ducted gas heating and an additional reverse cycle air conditioner downstairs. Generous space in the rear yard compliments the spacious side access for storage of the caravan or boat. Stroll down the cliff top park to enjoy the view or access the Clifton Springs Boat Ramp for a spot of fishing. A new lifestyle is at your fingertips ! Call the agent anytime or pop in to our Open Home this Saturday. Disclaimer: "Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."