

9 Leawarra Way, Clifton Springs, Vic 3222

House For Sale

Thursday, 1 February 2024

9 Leawarra Way, Clifton Springs, Vic 3222

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 724 m2

Type: House



Lee Martin
0352973888



Andrew Kibbis
0352543100

\$690,000-\$720,000

The Feel: Radiating tranquil bayside appeal and maximising a sun-kissed rear aspect from its lush 724sqm (approx.) allotment, this substantial 4-bedroom plus study home is a proven family performer, ready to welcome the next generation. Warm and welcoming throughout, it presents proudly with two generous living zones, contemporary stone kitchen, and an undercover alfresco area overlooking the expansive, family-friendly back yard. Savour the prized blend of ambience and convenience, just a short stroll from the water's edge and only minutes to Drysdale's shops, cafes, restaurants, and schools.

The Facts: -Welcoming 4-bedroom + study home in a quiet & convenient bayside setting-Lovingly maintained by its current owner for over 40 years, with contemporary updates for modern living-Generous amounts of space - inside & out - provide vast family appeal-Convenient & functional single level offering a choice of living areas-Contemporary stone kitchen with a full suite of Westinghouse appliances including pyrolytic oven-Four great sized bedrooms including master with ensuite & WIR-Minor bedrooms all with BIRs are served by a family bathroom & separate WC-Central study is ideal for students or those still working from home-Further family appeal lies in the 724sqm (approx.) site, offering an expanse of sun-drenched outdoor space-Green thumbs will appreciate the fruit trees & raised vegetable beds, serviced by 4000L rainwater storage with pump-Freshly painted inside & out, with new windows & doors-Double roller blinds to street-facing rooms + exterior awnings on the western side-SLUG with new roller door + rear double gate access for a boat/extra vehicle-Seasonal comfort is assured with electric wall heaters to both living zones + reverse cycle a/c to main living & master bedroom-Peaceful bayside street, offering the perfect blend of quiet & convenience-Walking distance to the foreshore, boat ramp, local parks & Clifton Springs Golf Club-A 3min drive takes you to the Drysdale town centre with its shops, restaurants, supermarkets & medical facilities

The Owner Loves...."Something that has never changed in the 40-odd years that I have lived here is the sense of peacefulness. It's so quiet here that you really don't hear a sound."

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