

**33 Appleby Street, Curlewis, Vic 3222**

**McGrath**

**House For Sale**

Wednesday, 19 June 2024

33 Appleby Street, Curlewis, Vic 3222

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 419 m2**

**Type: House**



Egle Skridulis  
0352232040



Wayne Baker  
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## **\$600,000 - \$650,000**

Experience the perfect fusion of comfort and convenience in this beautifully presented family home, located in the heart of Curlewis. Just five years old, this well-maintained residence is ideally positioned close to shops, schools and parks, offering a serene coastal lifestyle that is both relaxing and convenient. Featuring four generous bedrooms, the master complete with a walk-in robe and ensuite bathroom. The remaining three bedrooms are spacious, each equipped with built-in robes. The home's centerpiece is its expansive open-plan living, dining and kitchen area, complete with built-in pantry, gas cooktop, electric oven, dishwasher and ample bench space. This area seamlessly extends to an undercover alfresco space through sliding doors, perfect for entertaining or relaxation. For year-round comfort, the home is fitted with central gas heating throughout and a split system air conditioning unit in the living/dining area. The slightly elevated grassed backyard captures abundant natural light and offers a secure space for children and pets to play. Additional features include a double garage with a remote-controlled door and internal access, ensuring both convenience and security. Situated close to picturesque parks, walking tracks, and the boat ramp, this home is a gateway to the stunning beaches of the Bellarine Peninsula. Enjoy local wineries, a round of golf at the nearby Curlewis Golf Club and the array of shopping and dining options at Bayview Central Shopping Village. Families will benefit from the proximity to Clifton Springs Primary School and Kindergarten, making daily routines a breeze. Embrace a lifestyle of comfort and convenience in this terrific family home.

- Spacious open-plan living zone flows onto an undercover alfresco area
- Master bedroom features walk-in robe and ensuite
- Three additional bedrooms boast built-in robes
- Kitchen equipped with gas cooktop, electric oven and dishwasher
- Central bathroom with bath and shower, separate toilet
- Separate laundry with external access
- Private backyard with generous grassed area
- Central gas heating and split-system air conditioner
- Remote double lock-up garage features internal access
- Close to parks and Bayview Central Shopping Village