

**52 Yarramundi Drive, Clifton Springs, VIC, 3222**

**House For Sale**

Saturday, 30 November 2024

52 Yarramundi Drive, Clifton Springs, VIC, 3222

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Family Classic in a Leafy Garden Setting

### The Feel:

Abounding in vintage appeal, this solid family classic instantly attracts with its easy blend of original detailing, picturesque garden surrounds, and exciting value-add potential. Presented to market for the first time in over 40 years, the residence offers a feast for the imagination with a versatile 3-bedroom floorplan featuring sparkling bay glimpses, set across a substantial 697sqm (approx.) parcel. A tantalising entry point into one of Clifton Springs' most desirable streets or a sensational opportunity for savvy buyers to get creative with a contemporary update, it's a stroll from the local boat ramp, golf club, schools, and public transport.

### The Facts:

- An original family classic, well-kept over its lifespan and presiding over a generous 697sqm (approx.)
- Enjoying all the spoils of its coastal setting, the home is walking distance to a myriad of recreational facilities
- A picturesque garden setting awash with seasonal colour makes an instant impression
- Beyond a welcoming entry portico, charming interiors offering unlimited scope to add your own touches
- Main living room delights with its pitched, timber-lined ceiling & lashings of natural light
- Flowing floorplan leads to a central kitchen & meals area, backdropped by sparkling bay glimpses
- Comfortably sized accommodation includes main bedroom with BIR & ensuite
- A second bedroom is appointed with a BIR, while the third offers flexibility for a second living space
- Functional family bathroom with separate WC, and internal laundry complete the single-level layout
- Spill outdoors to discover a private, leafy garden oasis, awash with seasonal colour
- Dine on the paved alfresco patio, or relax under the shade of established birch trees
- Reverse cycle a/c maintains seasonal comfort, complemented by wall heating
- Off-street parking includes a single car port + additional parking bays for the boat, van, or extra vehicles
- A prime candidate for cosmetic renovations, ideal for buyers looking to put their personal stamp on an original home
- Offering a great base for coastal living, close to the waterfront reserve, Jetty Road Shops, and Clifton Springs Golf Club

### The Owner Loves....

"The gardens here provide a true sanctuary. It's a delight to sit out in the back yard, surrounded by beautiful greenery as the birdlife frolics nearby. You can't beat it for serenity."

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