

# 9 Parrakoola Drive, Clifton Springs, Vic 3222

## House For Sale

Thursday, 9 January 2025

9 Parrakoola Drive, Clifton Springs, Vic 3222

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 586 m2**

**Type: House**



Andrew Kibbis  
0352543100

**\$580,000-\$620,000**

**The Feel:**A richly rewarding family classic backed by terrific lifestyle appeal, this original 3-bedroom, 2-bathroom home provides solid foundations, current day comfort, and impressive scope for the future. Offered to market for the first time ever, this early-90s gem delivers a considered split-level layout with exciting possibilities to add your own personal touches. Spread out and enjoy a choice of living areas, pour a glass from the retro-inspired upholstered bar, and let the kids run freely in the vast north-facing backyard. Meanwhile, a sun-drenched alfresco area is enhanced by a picturesque aspect over Corio Bay to the You Yangs, providing the perfect setting to unwind as you ponder the home's future potential.

**The Facts:**-A warm & inviting brick classic, set on a 586sqm (approx.) north-to-rear parcel-Lived in & loved by its original owners for over 30 years-Well preserved interiors offer exciting scope to renovate & add your own personal touches-Generous dual living areas allow family members to stretch out in complete comfort-Large central dining room is ideal for family mealtimes or effortless hosting-Seamless access to a north-facing alfresco deck, backed by water & You Yangs outlook -An automated louvred roof with rain sensor enables year-round outdoor entertaining-Robe storage to each of the 3 bedrooms, including main with WIR & ensuite-Full family bathroom delights with its vintage charm & sunken corner spa bath-Additional classic features include arched doorways, slate flooring & a retro-inspired upholstered bar-Comfort is assured with ducted heating & cooling, split system unit, plus double insulation to roof & external walls-Plenty of off-street parking with a double carport + additional driveway space-Oversized SLUG, purpose designed to accommodate a boat with high clearance & pull-through access-Capturing beautiful northern sun, the large, grassy back yard will delight children & green thumbs-Additional appointments: large workshop, under-house storage, rainwater storage-Centrally located between Drysdale & Curlewis retail precincts enabling day-to-day convenience-It's also just a short stroll to public transport, with proximity to local schools & kindergartens-Easy access to the area's excellent lifestyle assets, including the boat ramp just 5mins away

**The Owner Loves....**"Being a tradesman and having built this home myself, every room was lovingly designed, every brick was placed with care, and every detail was thoughtfully considered."\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.