



## 106 Bay Shore Avenue Clifton Springs VIC

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### The Feel:

Positioned for lifestyle excellence mid-way between the boat ramp and the golf club, this tidy, 3-bedroom home presents a ready-to-go family offering, exceptional entry, or outstanding investment into a leading lifestyle locale. Treasured by its original owner for over 20 years, the home's single level floorplan offers a choice of living areas and zoned accommodation, providing the ideal framework for family harmony. Resting on a 609sqm (approx.) corner allotment with desirable north-to-rear orientation and child-friendly lawns, the home benefits further from dual access enabling secure storage for a boat or van.

### The Facts:

- Inspiring lifestyle opportunity within a thriving bayside locale
- Lovingly maintained family home, first time offered to market
- Instant street appeal with a classic façade and manicured gardens
- Dual living spaces present across a single level, including a peaceful sitting room upon entry
- An open plan living & meals zone at the rear captures

**Price** : \$650,000-\$700,000  
**Land Size** : 609 sqm  
**View** : <https://www.bellarineproperty.com.au/8112152>



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