



8 Boodera Court CLIFTON SPRINGS, VIC



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## Family Home on Large Block With Delightful Garden

At the top of a quiet Clifton Springs court, with just a glimpse of the distant You Yangs, this comfortable 3-bedroom home is blessed with a delightful mature garden on an unusually large north/south block. A front driveway delivers you to a double carport, and an elevated verandah protects the front door. Inside, an open plan lounge/dining/kitchen area greets you, and hints at the alfresco entertainment options via a sliding door to a large sunny deck. The well-equipped kitchen offers Euro-style appliances, a good-sized pantry, and plenty of bench space. While an adjacent second lounge/entertainment room overlooks the court. Down a short hallway is the laundry and 3 bedrooms - two with ensuite bathrooms. There are ceiling ducted-cooling vents throughout, plus two gas wall heaters and a split system AC in the dining area and AC in the studio, so year-round comfort is a given. Venturing outside to the deck and beyond, it's clear that the cleverly terraced and landscaped back garden, with its winding paths and clipped hedgerows, shrubs, flowers, and mature trees - plus a paved courtyard, a covered pergola and an extra deck - offer multiple sites for outdoor dining and entertainment. Or simply enjoying the abundant flora - which boasts Silver B.

**Price:** \$440,000 - \$480,000

**Property Type:** House

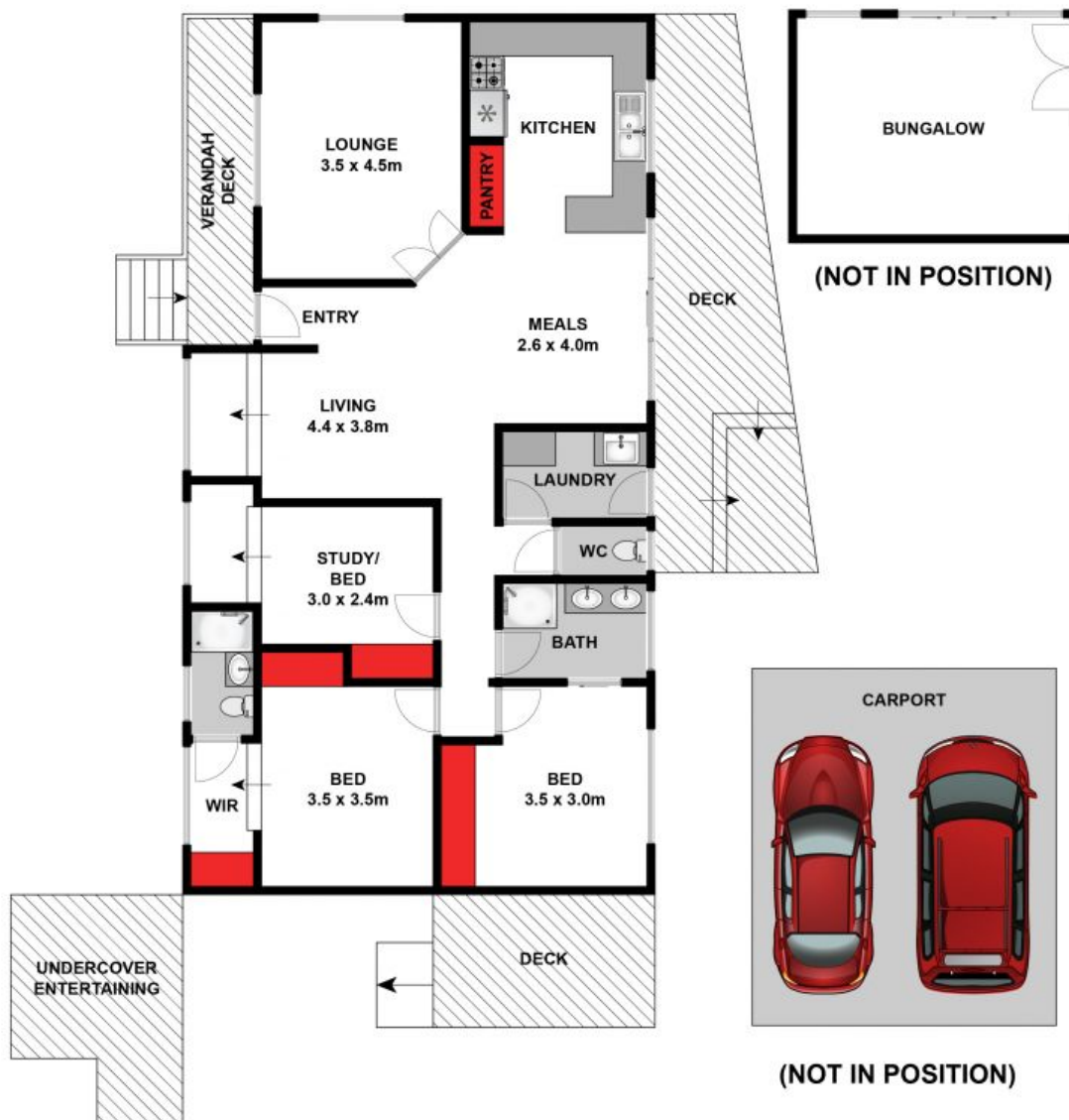
**Land:** 804 m2

# HAYDEN

Hayden Real Estate -

**Ocean Grove**

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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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