



22 Kawana Court CLIFTON SPRINGS, VIC



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## Peaceful Court Location

The gentle locale of Clifton Springs is an ideal setting for this immaculately presented three bedroom plus study, family home. Set at the top of a quiet cul-de-sac, this solid brick residence offers plentiful family living across three zoned living rooms. There is future potential for a second story with 180-degree bay views (STCA).

The voluminous open plan layout is the heart of this home and includes spacious living, dining and a spotless kitchen with servery bar and walk in pantry. Timber wall panelling adds texture and dimension throughout this zone and a covered timber entertaining deck adds even more space for a true indoor/outdoor lifestyle. Additionally, the rumpus room provides even more family space and links to the garden and deck via sliding doors. The separate family wing includes two bedrooms with built in robes, family bathroom and laundry to the garden. Outside, garden lovers will enjoy this thriving, mature garden that has paved areas, quiet seating nooks and a wisteria covered arbour that introduces the private back lawn.

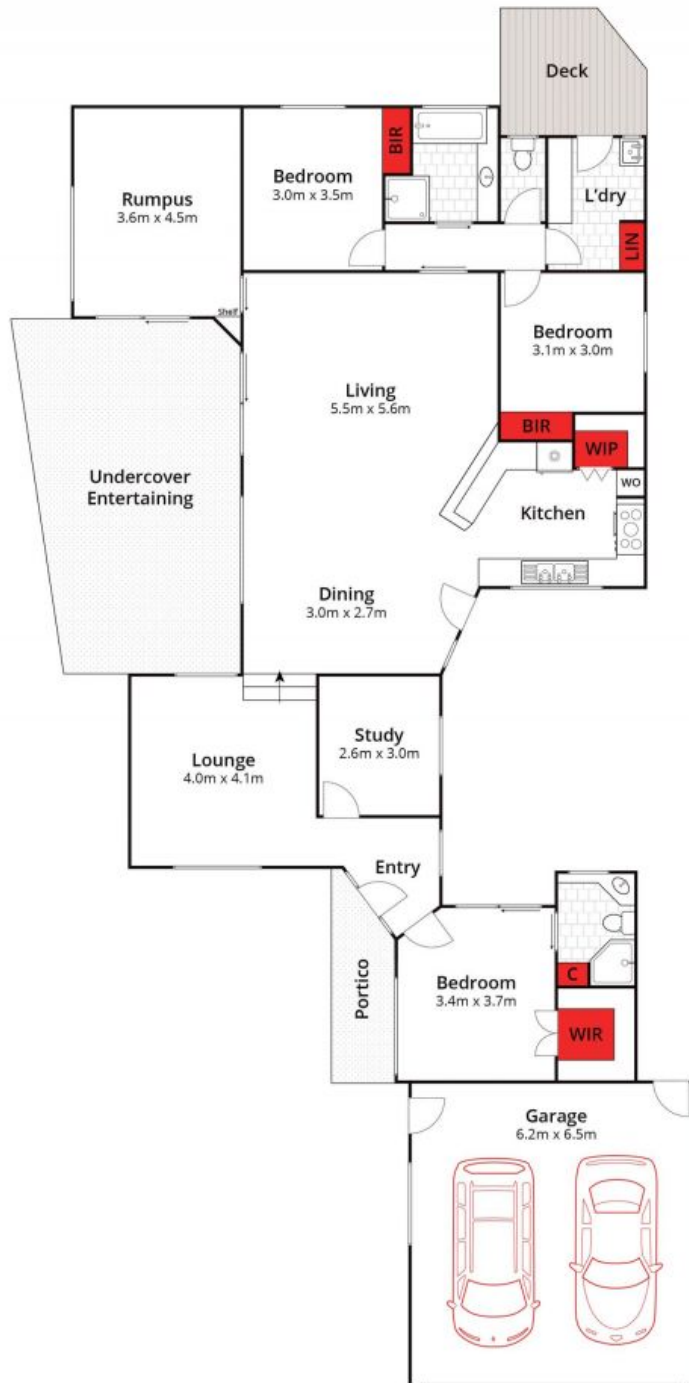
**Price:** \$749,000  
**Property Type:** House  
**Land:** 754 m2

# HAYDEN

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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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