



## 53 Clifton Drive BACCHUS MARSH VIC

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YPA Real Estate is proud to present this fantastic opportunity to purchase a beautiful home just a minutes drive from both inbound and outbound freeway access, walking distance to all amenities such as public transport, The Village Shopping Centre, Bacchus Marsh Primary and main street business district, this home is in the perfect location.

Comprising of two good sized bedrooms, central two way bathroom, formal sitting area, large rear living space with adjacent meals and a spacious kitchen with plenty of storage. Built with quality in mind, this property also features high ceilings, downlights throughout, ducted heating and a large split system for cooling, window furnishings, remote garage space for two vehicles, a private landscaped backyard with a spacious decked entertaining area, as well as a tranquil lawn area shaded by a magnificent birch tree and surrounding landscaping, all

**Land Size** : 501 sqm

**View** : <https://www.ypa.com.au/7383042>



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## 53 Clifton Drive, Bacchus Marsh

every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. an is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

