



## 45 Clifton Drive BACCHUS MARSH VIC

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Only a stone throw away to Bacchus Marsh CBD, Village Shopping Centre, Cafes, Schools, Freeway access and other amenities.

This north facing property comprises of two generously sized bedrooms both with built in robes. The dwelling also boasts a large formal living room leading to the open kitchen/meals area. The good-sized central bathroom boasts an additional separate spa room.

This neat and cosy house is sitting on approx. 704m<sup>2</sup> with the potential for sub-division (STCA).

Other features include: Heating and cooling, outdoor entertaining area, cathedral feature ceiling and so much more.

**Land Size** : 692 sqm

**View** : <https://www.ypa.com.au/7399777>



**Ryan Anders**  
0434 900 300



## 45 Clifton Drive, Bacchus Marsh

Whilst 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. This plan 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.

