

**\$850,000 - \$900,000**

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13 Crampton Square Bonbeach VIC



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## Stunning riverside views

Showcasing a flawless sense of space, light and commanding views over Patterson River, this 4 bedroom, 3 bathroom home scores a 10 on every measure!

Discover sunlit open-plan living and dining, a stone-topped Smeg kitchen with island bench, an upstairs retreat with study nook, and storage under stairs.

The jewel in the crown is a sweeping, dual-access terrace boasting a stunning riverside panorama, the perfect spot for everyday living and entertaining.

- 4 large bedrooms, 3 with BIR, main with stunning twin-vanity ensuite and WIR
- Sparkling full-sized bathrooms on each level
- Separate laundry and WC
- Remote-controlled double garage featuring internal/external access
- Central heating/cooling throughout and double glazing downstairs
- Ducted vacuum
- Landscaped, low-maintenance garden and north-facing lawn
- Provision for retractable awning on balcony

This is simply Bonbeach's best location! Step outside for a river walk, a round of golf or stroll to the marina, station, shops, schools, and the beach.

For more information, please contact Eric Lim today.



**Eric Lim**

*Sales Consultant - Licensed Estate Agent, VIC*

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