

**1/83-85 Helms Street, Newcomb, Vic 3219**

**buxton**

**Unit For Sale**

Friday, 3 November 2023

1/83-85 Helms Street, Newcomb, Vic 3219

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 324 m2**

**Type: Unit**



Ben Riddle  
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**\$439,000 - \$469,000**

Discover the Newcomb lifestyle or seize a fantastic investment opportunity in this increasingly popular market, this property is the perfect choice for first home buyers, investors, or downsizers seeking a low-maintenance living experience without compromising on outdoor space. Conveniently situated within walking distance of Bellarine Village and Newcomb Central shopping centres, local parks and reserves, bus routes, primary and secondary schools, Splashdown Leisure Centre, moments from Eastern Gardens, only 7 minutes (approx.) from the CBD, Geelong Waterfront, and on the gateway to the Bellarine Peninsula, this location offers easy living in family friendly surrounds. On entry, a spacious open plan living and dining area offers an inviting space with split system heating and cooling taking care of your modern comforts. The adjoining kitchen is equipped with 600mm oven and cooktop, great storage, space for a dishwasher, and a picturesque outlook to the gardens. The rear sunroom situated off the main lounge enjoys a north facing aspect, offering a beautiful light-filled space to enjoy a cuppa and relax. Comprising two bedrooms, the generous master features a bay window, walk-in robes, and direct access to the central bathroom, and the second bedroom is also of good size and includes built-in robes. Outside, the secure yard provides ample space to relax, entertain, or play with a large, paved area perfect for outdoor dining, allowing for easy upkeep, and established trees offer shade and privacy. Garaging includes direct entry via the sunroom, providing secure and convenient access to the home, with driveway space for extra off-street parking. This property is move-in ready with scope to update and modernise to make it truly your own. Take advantage of the potential to increase the property's value and capitalize on this popular residential pocket. If you've been looking to break into this emerging suburb, this is a fantastic opportunity!