

**1/85 Fyans Street, South Geelong, Vic 3220**

**GARTLAND**

**Unit For Sale**

Thursday, 18 April 2024

1/85 Fyans Street, South Geelong, Vic 3220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Tricarico  
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**\$470,000 - \$510,000**

Have you been searching for a low-maintenance unit? Located within walking distance to the Barwon River and South Geelong Train Station, this three-bedroom unit is not to be missed. Natural light filters through the living/dining zone, while the kitchen features a dishwasher and cooking appliances. Just open the door onto the balcony, and you can step outside to enjoy the fresh air. Three bedrooms (two with built-in robes) are serviced by the bathroom, while the laundry completes the layout. A split-system air conditioner and wall heater ensure year-round comfort. Off-street parking is provided for one vehicle. This superb location promises to elevate your lifestyle in an instant. Little Creatures Brewery is a heartbeat away for get-togethers with friends, while GMHBA Stadium and Kardinia Park are within walking distance for footy fans. To top it all off, the delights and conveniences of the Geelong CBD are right at your fingertips. So whether you're looking to break into the market, searching for a terrific investment property, or simply seeking a convenient lifestyle, you'll need to act swiftly to avoid disappointment. Currently leased at \$385 per week.