

**1 Hodgson Street, Geelong West, Vic 3218**



**Sold House**

Friday, 11 August 2023

1 Hodgson Street, Geelong West, Vic 3218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 664 m2**

**Type: House**



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**\$1,295,000**

Positioned within one of West Geelong's most esteemed precincts and a stones throw to the Pakington St village, this newly architecturally renovated home seamlessly embraces Mid-century character with functional contemporary living. The expansive light-filled rear extension is perfectly orientated to enjoy open plan, northern lit living. It accommodates beautifully constructed kitchen, living and dining areas, creating a seamless flow which is ideal for both everyday living and entertaining guests. Boasting custom-fitted storage, high birch plywood ceilings, large double glazed windows and hardwood timber floors, it embodies an open and warm ambience. Sliding double glazed doors lead out to a generous sized spotted gum timber deck, perfect for entertaining with plenty of space for the kids to play. The thoughtful pergola and timber battens along with deciduous plants encourage seasonal passive living principles. The designer kitchen features ample storage, a breakfast/coffee station, built in wine rack and high-end appliances, including a 900mm oven and cooktop. The Euro laundry is easily accessible and conveniently tucked away. The home office/study can be detached from the main living area with the draw of a curtain, offering a sense of privacy. The master bedroom is a sanctuary of luxury, featuring high ceilings, built-in robes and ensuite. The remaining three bedrooms are all well-proportioned, with built in robes and positioned for privacy away from the living hub and share a modern family bathroom. Ducted zoned heating and cooling offers year-round comfort for the whole family. The property is also equipped with a 4000L rainwater tank and a 6.6KW solar system and inverter to help offset costly electricity bills. In addition, the home has an expansive yard, providing plenty of space for children to sprawl out and play. Tucked away is a practical garden shed next to the large studio/home gym or teenagers retreat. This home certainly ticks all the boxes – a peaceful neighbourhood setting while being conveniently close to everything Geelong has on offer. Enjoy easy access to schools, parks, shopping centres, and public transportation.