

**1 Tully Street, East Geelong, Vic 3219**



**House For Sale**

Friday, 3 November 2023

**1 Tully Street, East Geelong, Vic 3219**

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Yan Lin  
0352294440



Tiffany Simpson  
0417149049

## **AUCTION EPR \$699,000 - \$768,000**

Step into this beautifully restored weatherboard home that seamlessly blends classic Edwardian charm with modern elegance. From its eye-catching façade to the meticulously updated interior, this property offers a delightful living experience. Key Features:- Sunlit rooms featuring large character windows and high 3.6m\* ceilings.- Impeccably refinished Baltic pine floors, meticulously sanded, sealed, and coated with two layers of matte finish.- Expertly finished, both inside and out, with Haymes Ultra Premium paint.- Luxurious bathrooms featuring custom-made hardwood messmate vanities, floor-to-ceiling tiles, and high-quality finishes from ABI, Interiors, The Blue Space, and Zanda Architectural Hardware.- Fully insulated with heated towel rails and underfloor heating in the main bathroom. Stay comfortable year-round with a 10kw Daikin ducted split system, offering 5 outlets and 2 zones.- Versatile cinema room and a self-contained studio/teenage retreat with a bathroom and laundry.- Practical backyard with ample grassy space, a wood oven, and a 1,200-liter greywater tank.- Abundant storage options both inside and outside. Complete list of features available upon request. Conveniently situated in one of Geelong's most sought-after inner-city neighborhoods: A short 2-5 minute stroll to Local Geelong, Kilgour St Grocer, and a variety of pubs and bars. Just a 5-minute walk to the Garden Street shopping precinct. Within a 10-minute walk to the Geelong Waterfront, the Medical Precinct, the Botanical Gardens, GMHBA Stadium, and all the amenities the Geelong CBD has to offer. This charming weatherboard home epitomizes the allure of inner-city living. With its thoughtful updates, well-appointed kitchen, and a prime location, it offers a stylish and comfortable lifestyle. Whether you're taking a leisurely walk to the Geelong Waterfront or enjoying the local amenities, this property seamlessly combines convenience with character. \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.