

**1 Westmoreland Street, St Albans Park, Vic 3219**



**Sold House**

Thursday, 1 February 2024

1 Westmoreland Street, St Albans Park, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 742 m2**

**Type: House**



George Politis  
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Ben Powe  
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**\$630,000**

Set on an expansive 742m<sup>2</sup> (approx.) allotment with the potential of an easy subdivision (STCA), this quality home offers well-designed family living in quiet location. This meticulously cared-for home and idyllic surrounds offer a family-friendly lifestyle, within minutes of parks, kindergartens & schools, 5 minutes from Bellarine Village and Newcomb Central shopping centres, 10 minutes from the Geelong CBD and with easy access to the Bellarine Peninsula. Comprising of neat front entry, nicely tiled and carpeted throughout, at the front of the home you will find a formal living room with large corner windows allowing in a great abundance of natural light! Spacious, yet cozy, the home offers Seeley MagIQ touch ducted heating, Rinnai gas heater and AC for year-round comfort. You will be impressed by the kitchen with its light-filled extension boasting large windows looking into the rear undercover garden area. The kitchen also features an island bench, 4 burner electric cooktop, Westinghouse oven and grill and great bench/cupboard space. There is also a spacious dining area easily accommodating up to 6-8. Down the hall you will find 3 large bedrooms, all nicely carpeted, 2 with BIR's and Master offering ceiling fan. The neat central bathroom offers a skylight, corner shower and heat lights for those chilly mornings. Outside you will find a wonderful abundance of space with established low maintenance gardens, a paved area perfect for Summer BBQ's and a rear grassed yard ideal for children to play or your four-legged friend. The enclosed undercover area is lockable and would be perfect for securing pets at night.