

**10 Drumcondra Avenue, Drumcondra, Vic 3215**



**Sold House**

Friday, 27 October 2023

10 Drumcondra Avenue, Drumcondra, Vic 3215

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 624 m2**

**Type: House**



Stan Buzza

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Sonya Kurul

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**\$1,600,000**

On behalf of our sellers, the Award-Winning team at Barry Plant Geelong proudly presents by way of Private Sale, 10 Drumcondra Avenue, Drumcondra. Blessed with internal credentials that present to the highest esteem and offering a blend of modern design and style, is a family home that solidifies the unwavering commitment from our sellers to provide the new owners with an environment that can be immediately enjoyed. Very rarely are we blessed with copious off-street parking in this location, here you have it all. Upon entry the sophistication that has been engraved will allow you to embark on an emotional journey that will be certain to leave a profound impact. The master is a true portrayal of what you expect, with a wonderful garden outlook, and an ensuite that is true to your contemporary requirements. All three bedrooms feature their own ensuites, which is further evidence of the customisation that has been instilled. An assiduously presented formal lounge with leadlight doors, and ceiling rosettes, provides you with the character of yesteryear. The heart of the home, has been enriched with Caesarstone, and a plethora of cupboard and bench space - this part of your tour provides a seamless passage to an open style, meals area, which overlooks an elegant living zone that features, tall ceilings, solid Tasmanian oak floors and a wonderfully incorporated gas log fireplace. Externally, you will be further enthralled by a large entertaining area that has been designed for large scale entertainment. At the rear of the property you are blessed with a further garage or workshop. The sellers have utilised the land in the most sustainable manner, and provides an environment that can be immediately enjoyed. We must make mention of the further features that will be of great importance to buyers - these are, hydronic heating with 15 panels, 34 solar panels with 2 x 3kW inverters and 3 x 5kW batteries which provides energy efficiency, sky light with retractable blind in dining room, double glazed windows, new electrical wiring, new plumbing, self cleaning Fisher & Paykel free standing gas stove/electric oven, Miele dishwasher, 3 powered roller doors. These are only a few of the many highlights that you will find within this much loved home. Drumcondra, is a location that is second to none - with the nationally recognised Geelong Waterfront/CBD within walking distance.