

# 10 Myrtle Avenue, Newcomb, Vic 3219

EASTWOOD  
ANDREWS

## Sold House

Thursday, 16 November 2023

10 Myrtle Avenue, Newcomb, Vic 3219

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



Jayden Overall  
0400911740



Nicole Andrews  
0421521230

**\$925,000**

Set on a generous 684m<sup>2</sup> in Newcomb's most sought-after position only one street from blue chip East Geelong, this masterfully crafted family home seamlessly combines style, practicality, and luxurious comfort. Thoughtfully updated to retain its original character, this home creates a lifestyle that your whole family can enjoy. With an enviable outdoor entertaining area complete with a open fire, bar, remote blinds, and separate self-contained guest living, this is your chance to secure your dream home only 5 minutes from Geelong CBD and Waterfront. This classic weatherboard features ornate cornice, high ceilings, and polished timber floors, infused with modern comforts including beautiful gas log/ducted heating, split system heating and cooling for year-round comfort, ceiling fans and double block-out blinds throughout. The charming entryway flows through to the open plan living area revealing soaring ceilings with skylights creating a sense of light and space. The magnificent kitchen features a large island bench, stone benchtops, modern cabinetry, freestanding gas cooktop and oven, feature glass splashback, excellent storage provisions, and is well positioned for the entertainer to overlook the dining area and out to the alfresco. An exquisite master suite is a tranquil retreat with beautiful sheer curtains and a luxurious ensuite. Two additional bedrooms are filled with natural light, boasting tall built-in robes and ceiling fans. The central bathroom will impress with on trend stone top vanity, walk in shower with freestanding bath and quality fittings. The undercover entertaining area offers both a private space to relax or host celebrations! Complete with remote blinds, open wood fire, BBQ with range-hood and Bar, all overlooking the huge backyard! To the rear of the yard is self-contained guest living including a folding bed, a toilet, split H/C and much more to make it the ideal 4th bedroom/kids retreat/office. This blissful lifestyle could be yours, located just a stone's throw from Geelong Botanic Gardens, only a few minutes' drive to Geelong CBD and 5 min drive to Eastern Beach. Easy access to schools, shopping centres and hospital, public transport and 24-hour service station. Don't miss your chance to secure your dream home or savvy investment in this highly regarded position in Newcomb, Myrtle Avenue! -684m<sup>2</sup> close to CBD-Premium outdoor entertaining-Self-contained living to rear-Gas log/ducted heating-Split system H/C-Study space