

**103 Aberdeen Street, Newtown, Vic 3220**

**GARTLAND**

**House For Sale**

Monday, 20 May 2024

103 Aberdeen Street, Newtown, Vic 3220

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 866 m2**

**Type: House**



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**\$1,850,000 - \$2,000,000**

Overflowing with period grandeur, this spacious residence presents an exclusive family lifestyle in Newtown's coveted school zone. As you step inside the front gate, you'll love how charming gardens create a wonderful sense of peace and privacy. The interiors pay tribute to the home's rich history with soaring ceilings, leadlight windows and decorative plasterwork. Timber parquet flooring adds an elegant touch to the lounge room and open plan living/dining/kitchen zone, which both overlook the stunning pool zone (solar-heated and self-cleaning). The open plan living zone also unites with the paved alfresco area via glass bi-fold doors, creating a seamless indoor-outdoor connection for entertaining loved ones. So why not host a leisurely lunch with friends under the shade of the automated retractable awning? Or soak up the sunshine poolside as you watch the kids swim? The bespoke 'Farmers' kitchen is luxuriously appointed with stone waterfall benchtops, a marble herringbone tiled splash back, and an abundance of cleverly-designed storage. Quality stainless steel appliances include a F&P double oven, Miele steam oven/microwave, Bosch 6-burner gas cooktop and a F&P double-drawer dishwasher. Overlooking the private front garden, the main bedroom features a dual walk-in robe and en suite with a shower and spa bath. Three additional bedrooms with built-in robes are serviced by two bathrooms, while the study is complete with built-in storage. Morning light filters through the formal dining room, which offers versatility as a 3rd living space or a 5th bedroom. The laundry boasts stone benchtops, ample storage and an integrated bar fridge. Other features include hydronic heating, evaporative cooling and a zoned watering system. Accessed via a rear lane, the remote double garage features internal access and a storage room. This central location places everything you need virtually on your doorstep, including Newtown Primary School and Newtown's private colleges. A variety of local cafes take care of your morning coffee, with the Bottles and Barrels café just down the road. The popular Gold Diggers Arms is a short stroll away, along with the vibrant heart of Pakington Street. Enjoy living moments away from the Geelong CBD, GMHBA Stadium and Geelong Train Station. Potential rent return at \$1100 - \$1200 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.