

108 Ballarat Road, Hamlyn Heights, Vic 3215

House For Sale

Tuesday, 16 January 2024

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Bedrooms: 3

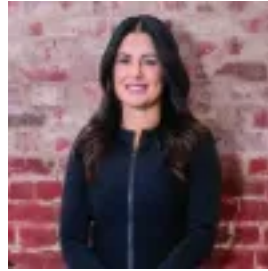
Bathrooms: 1

Area: 678 m2

Type: House



Aisha Coe
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Georgia Bryden
0421916691

\$525,000 - \$575,000

Situated on an expansive 678m² (approx.) corner block, 108 Ballarat Road presents an outstanding opportunity for those eager to make their mark in the ever-popular suburb of Hamlyn Heights. This unique prospect is tailor-made for entry-level buyers, showcasing immense potential, generous space, and a strategically advantageous location. Offering three double bedrooms this layout lends itself to become a possible four bedroom home should you decide to turn the dining room into a bedroom (or even a home office) Adding a layer of practicality to the property is a double garage with convenient access from Waiora Ave, ensuring ample parking space, brilliant for tradies or home equipment. The front and back yards provide a canvas for various outdoor activities and landscaping endeavours, offering endless possibilities to create your ideal outdoor oasis. The property's side street access, coupled with its proximity to a bus stop across the road, significantly amplifies a possible commercial opportunity. Boasting a strategic position, it is conveniently placed within easy reach of key amenities such as the ring road, Geelong CBD, North Geelong Station, as well as local schools and colleges. This residence is primed for value-driven investment at an entry-level price point, making it a compelling opportunity for those looking to capitalize on both immediate comforts and future prospects.

- Double garage with access off Waiora Ave
- Within easy reach of the Ring Road and Geelong CBD, North Geelong Station
- Great size block on 678sqm (approx.)
- Opportunity to improve, develop or extend (STCA)
- Spacious light-filled open plan kitchen, dining and living area
- Split system heating and cooling in the living room
- Gas heater in the living area
- Separate laundry room
- Dining room could be a study or fourth bedroom