

**11 England Street, Geelong, Vic 3220**

**GARTLAND**

**House For Sale**

Tuesday, 2 April 2024

11 England Street, Geelong, Vic 3220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 116 m2**

**Type: House**



Will Ainsworth  
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Rocco Simunic  
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**\$1,450,000 - \$1,550,000**

Overlooking Austin Park, this residence presents a truly enviable lifestyle in a premium Waterfront setting. You'll fall in love with the home's unique 80s style, with floor-to-ceiling windows and timber roof paneling gracing the immaculate interiors. The open plan living/dining/kitchen zone establishes the heart of the home, where you can open the sliding door onto the front courtyard. This private outdoor setting is the perfect place to enjoy casual get-togethers with loved ones. The kitchen makes a stylish statement with stone benchtops, a F&P dishwasher and Westinghouse cooking appliances (wall oven, electric cooktop, rangehood). The laundry completes the lower level. Upstairs, both the lounge and main bedroom open onto the front balcony. Whether you're enjoying your morning coffee or an evening wine, you'll never tire of the picturesque outlook through the leafy trees towards the bay waters and Royal Geelong Yacht Club. The main bedroom also features built-in robes and an en suite. Two additional bedrooms with built-in robes share close access to the main bathroom. Skylights welcome in the natural light, while two reverse-cycle air conditioners ensure year-round comfort. The remote single garage is accessed via a rear lane. This dream location places the delights of the Waterfront and Geelong CBD virtually on your doorstep. So whether you're enjoying a scenic stroll, a touch of retail therapy, or a night out with friends, you don't have to venture far. The Geelong Botanical Gardens are also a short stroll away, while the Geelong Train Station and Geelong Ferry keep you connected to Melbourne. An irresistible choice for professionals, downsizers and investors alike. Potential rent return at \$680 - \$700 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.