

**11 Marshall Street, Newtown, Vic 3220**

**buxton**

**House For Sale**

Tuesday, 28 May 2024

11 Marshall Street, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 573 m2**

**Type: House**



Tom Butters  
0448884420



Simone Collins  
0481178582

**\$1,050,000 - \$1,150,000**

Proudly presenting this charming highly renovated home in a convenient pocket of Newtown. Packed with everything you need and positioned within a convenient location on 573m<sup>2</sup> (approx.). From its striking street appeal, impeccable finish throughout and immaculate gardens, this home exudes charm and character. This outstanding three bedroom, two-bathroom home has been completely renovated to the highest standard and is packed full of excellent features. With a carefully planned layout, natural lighting, high-end appliances, fixtures and fittings, spacious open plan kitchen, dining and lounge room, solar panels, and a huge decked outdoor entertainment area. Enjoy the convenience of being within a short walk to Pakington Street's specialty shops, cafes, restaurants, Chilwell Primary School, GMHBA Stadium and close amenities such as Barwon River, reserves, Arts precinct, Geelong CBD, and the waterfront. Outstanding features include:

- Solar panelling
- Fruit trees
- Veggie garden
- Water tanks
- Built in fireplace space in the backyard
- Two-way garage access
- Generous 573m<sup>2</sup> (approx.) allotment with minimal maintenance
- Conveniently located family bathroom includes a bathtub with overhead shower, niche and LED downlights
- Open plan kitchen, living and dining space includes floorboards and beautiful bi-fold doors extending seamlessly to the enormous outdoor decked entertainment area
- Kitchen includes, high ceilings, dishwasher, gas stovetop and electric oven, 20ml Caesarstone marble look with a breakfast bar, additional great storage space and a beautiful view of the backyard with the natural lighting
- The lounge room includes, high ceilings, fireplace and plenty of natural light
- Master bedroom includes robes, high ceilings, ceiling fan, carpet, window with block out and sheer blinds and leading you to the ensuite with heated flooring and towel rail, niche, and LED downlights
- Second bedroom includes, high ceilings, ceiling fan, carpet, window with block out and sheer blinds and a fireplace
- Third bedroom can be alternative as a study and includes, high ceilings, carpet, window with block out and sheer blinds and a displayed fireplace
- Low maintenance front and backyard garden

Do not miss the opportunity to own this outstanding home.