

111 Clarence Street, Geelong West, Vic 3218

House For Sale

Thursday, 11 April 2024

JellisCraig

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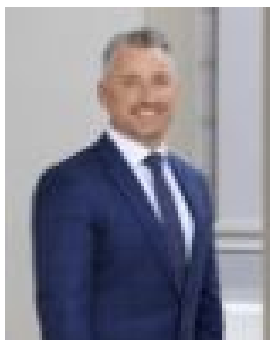
Bedrooms: 4

Bathrooms: 2

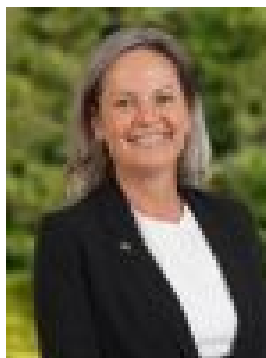
Parkings: 4

Area: 601 m2

Type: House



Marcus Falconer
0417376025



Nicole Bennett
0419474735

Auction - EPR \$995,000 - \$1,090,000

Surprisingly spacious and in one of the best locations in Geelong West, this Californian bungalow offers options aplenty. It boasts indoor and outdoor living spaces, four bedrooms, two bathrooms and off-street parking for four cars to suit a range of lifestyles. The comfortable home on a sizeable 601sqm (approx.) allotment also provides scope to add your creative touch (STCA). Well-positioned at the wide end of Clarence St, it is an easy walk from Pakington St cafes and shops, supermarkets on Shannon Ave and family-friendly Sparrow Park and Bakers Reserve. It features an L-shaped living room with northern aspect, separate dining area and adjoining kitchen with top-brand European appliances and abundant storage with pantry. The north-facing master bedroom, with built-in robes and ensuite with walk-in shower, enjoys a private position at the front of the home. A second bedroom zone features three further bedrooms, two with built-in robes and one with direct access to the garage, providing work-from-home options. The central bathroom has a bath and separate shower, while the nearby laundry is super-sized. Step out to a rear alfresco deck overlooking the large, landscaped backyard for private entertaining or relaxation. The over-sized garage has roller door access to the yard and workshop space, with the long drive providing parking for three more cars. The rear yard boasts paths, well-established trees and loads of space for kids to play and explore. Other highlights include study nooks in the hall and second bedroom, ducted heating and cooling, and character features including high ceilings with decorative panels, picture rails and timber floors, a low-maintenance front yard and water tank. The home is walking distance to Manifold Heights Primary School and a short drive to a host of private schools. Geelong train station, the CBD, waterfront and Princes Freeway or Ring Road to Melbourne are also within easy reach.