

119 Swanston Street, Geelong, Vic 3220

buxton

Sold House

Tuesday, 30 January 2024

119 Swanston Street, Geelong, Vic 3220

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Carl McCann
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\$775,000

Presenting an exceptional opportunity to secure a Geelong city address, perfectly positioned for lifestyle. Offering a versatile floorplan including home office with separate entrance, this home presents a multitude of options to the astute purchaser. Situated a short stroll from your local café and hotel, within walking distance of the CBD, hospital precinct, Waterfront, South Geelong Station, GMHBA Stadium, local parks and reserves, South Geelong Primary and Farmers' Market, this location offers a relaxed community atmosphere, with all the convenience of central living. Neatly presented, a spacious living area features ornate cornice and ceiling rose, adjoining a formal dining area with open fireplace. The kitchen is equipped with 600mm oven and cooktop, dishwasher, and is well positioned to service the dining and rear courtyard for easy entertaining. Comprising four bedrooms, three include built-in robes, and are serviced by a spacious family bathroom. A well-positioned office includes sink facilities and a separate powder room, offering a great layout for those who work, or run a business from home, with entry via the sunroom allowing for clients to access the workspace independently of the living quarters. The rear verandah and courtyard provides a private, low-maintenance space to enjoy the sun or entertain, with pedestrian access to the rear lane. The front lock up double garage would suit a tradesman or anyone needing a workshop or storage for their business with additional driveway space for further off street parking. Additional features include central heating, ceiling fans, external roller security shutters and remote control garage door. Offering comfortable living now with nothing to do, the property provides further scope to update, modernise, add your own touches and make it your own. Set on a 444m² (approx.) allotment with 20m (approx.) street frontage and excellent rear lane access, this property may also be suitable as a future development site (STCA). Freshly painted inside and out with current electrical and gas safety compliance certificates the purchaser can move in with peace of mind. An extraordinary opportunity in the heart of Geelong, don't miss your chance to secure this outstanding property!