

# 12 Acacia Street, Hamlyn Heights, Vic 3215

**McGrath**

## Sold House

Tuesday, 15 August 2023

12 Acacia Street, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



Candice Costoso  
0431577870

**\$775,000**

Introducing a charming and incredibly light and bright three-bedroom home nestled in the beautiful neighbourhood of Hamlyn Heights. This incredible property offers the perfect combination of comfort, convenience and a tropical vibe. This prime location, combined with a generous 707sqm approx. site and views of the bay is a rarity on offer for those who are looking for nearby local schools. Enjoy ample space for your family or guests with three generously sized bedrooms and incredible light and open living area that flows seamlessly through to the dining and decking area. The Inviting living area is warm and welcoming, where you can unwind and create lasting memories with your loved ones whilst overlooking the Geelong rooftops through to the bay. A tastefully designed bathroom awaits, offering modern fixtures and finishes to enhance your daily routine. Discover a fully equipped kitchen that will inspire your culinary adventures. It boasts ample storage, sleek countertops, and high-quality appliances, making meal preparation a breeze. Outdoor Haven: Embrace the outdoors, Perfect for entertaining or simply relaxing in the sunshine, this tranquil space will become your personal retreat surrounded by stunning foliage and trees that create natural privacy. The lower ground area has been converted into a usable space that is perfect for storage, garage or even a home office or gym or a space for teenagers to hang out and watch films. This property boasts a highly desirable address. Residents will enjoy the convenience of nearby amenities, including shopping facilities, schools, parks, and the new IGA all within easy reach. -?Within minutes of the Melbourne Freeway-?707sqm approx. site with great potential-?Highly sought-after neighbourhood-?Convenient access to amenities, schools, parks, and public transportation.-?Flexible second living/home office or gym space on lower ground-?Space for a car in the garage as well as off-street parking-?Updated throughout with earthy and natural tones -?Spacious back garden includes alfresco decking area -?Surrounded by established trees and plants creating backyard privacy