

# 12 Alcott Road, St Albans Park, Vic 3219

GEELONG REAL ESTATE CO.

## Sold House

Wednesday, 8 November 2023

12 Alcott Road, St Albans Park, Vic 3219

Bedrooms: 2

Bathrooms: 1

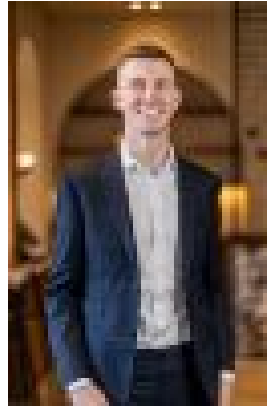
Parkings: 2

Area: 454 m2

Type: House



Jess Templeton  
0449978716



Lachlan Wilson  
0419866681

**\$545,000**

Here is your chance to secure your own slice of St Albans Park! This 2-bedroom, 1 bathroom home comes on its own title and is the pinnacle of low maintenance living. This pristine single-level brick home presents an enticing opportunity for first-home buyers, downsizers or savvy investors seeking a potential rental income of approximately \$420 per week. The north facing facade allows natural light to flood the open plan living/dining/kitchen zone, which boasts a beautiful setting for when family and friends come to visit, with a sliding door opening to the pergola and spacious backyard. So why not invite everyone over for a laidback gathering? Or simply enjoy a peaceful afternoon soaking up the sunshine. Both bedrooms feature built-in robes, offering ample storage space for your belongings are accompanied by the central bathroom, which includes a shower and separate bath-tub. The laundry and separate toilet complete the well-designed layout. Split system heating and cooling will provide year round comfort, whilst the double car garage offers secure parking for two cars or can also act as additional space for storage. Tucked away in a peaceful pocket, this home places you a short walk to the local kindergarten and playgrounds. The Bellarine Highway shopping centres are close by for daily essentials, while nearby schools include Whittington Primary School and Newcomb High School. Easy access to the Bellarine Highway keeps you connected to both Geelong and the Bellarine Peninsula.