

# 12 Cormican Place, Lovely Banks, Vic 3213

GEELONG REAL ESTATE CO.

## House For Sale

Saturday, 13 April 2024

12 Cormican Place, Lovely Banks, Vic 3213

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 816 m2

Type: House



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## **\$739,000-\$799,000**

Have you been searching for a spacious family home that ticks all the boxes? Boasting two living zones, large outdoor entertaining area, and drive through vehicle access to the huge backyard, this property will impress on approx. 816m<sup>2</sup>. Move in ready, this property is waiting for the family to unpack and call home for many years to come. The front lounge room provides the perfect place to have your own theatre or serve as a kids retreat. You'll love that the open plan living/dining/kitchen zone flows onto the outdoor entertaining area, creating the ultimate setting for fun-filled gatherings with family and friends. The kitchen features cabinetry aplenty, a sizable built-in pantry, and stainless-steel appliances (dishwasher, oven, gas cooktop and rangehood). A coonara fireplace, ducted heating and cooling as well as ceiling fans throughout the home keep you in the utmost comfort all year round. Morning light sweeps through the master bedroom, which features a massive walk-in robe and ensuite with a bath, shower, basin and toilet. Three additional bedrooms with built-in robes share close access to the main bathroom, while the laundry and separate toilet complete the layout. Ducted heating and cooling as well as ceiling fans throughout the home keep you in the utmost comfort. Children and pets can run and play to their hearts' content in the spacious backyard. The remote three car garage provides secure parking as well as additional storage space and boasts a rear roller, which is ideal for storing extra vehicles under the covered outdoor entertaining zone or in the secure backyard. Other notable features also include solar panels to help keep down the bills and plantation shutters providing added privacy. This peaceful court provides access to the Cowie's Creek walking trail, a short stroll will find you at the Bell Post Hill Shopping Centre and Leisuretime Sports Precinct. Public transport is also within walking distance, while childcare centres and schools are conveniently close by. Superior Ring Road access keeps you connected to Melbourne and the Surf Coast.