

**12 Stradling Avenue, Geelong, Vic 3220**



**House For Sale**

Wednesday, 17 January 2024

**12 Stradling Avenue, Geelong, Vic 3220**

**Bedrooms: 3**

**Bathrooms: 2**

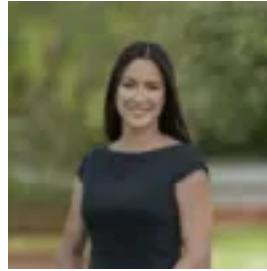
**Parkings: 4**

**Area: 465 m2**

**Type: House**



Jeff Begg  
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## AUCTION

With grand proportions and evocatively enticing, this utterly charming, three or four bedroom residence has been beautifully maintained whilst offering modern comforts. Steeped in the traditions of yesteryear while brimming with the possibilities of tomorrow, the home is set on a generous allotment of 464 square metre (approx.) in the heart of the Waterfront precinct. Perfectly maintained under soaring ceilings of fine detail, the home's rich ambiance is highlighted in a traditional entrance hall, lounge and dining - with original fireplaces - as it gives way to a modern kitchen and spacious living room with a gas log fireplace providing a quiet and cozy retreat. The bedrooms are each generously scaled - master with ensuite/dressing room, the other two with robes - whilst the bathroom will serve the growing family. Additional highlights of this exquisite residence include an upstairs rumpus/home office/4th BR conversion with private balcony, ducted heating, split system heating and cooling and a side double garage / workshop or possible studio. Overall, this classically enhanced family home is in excellent order with added potential for 21st century updates. Whatever direction you choose for this grand family classic - location is the key. Walk the waterfront, CBD, station, Eastern Beach and the ever popular Pakington St eatery and shopping hub.