

**125 Mckillop Street, Geelong, Vic 3220**

**GARTLAND**

**Sold House**

Tuesday, 5 September 2023

125 Mckillop Street, Geelong, Vic 3220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 510 m2**

**Type: House**



Will Ainsworth  
0438299001



Tom Luxton  
0407887148

**\$980,000**

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Will or Tom immediately to avoid missing out. Located a heartbeat from the Garden Street shopping precinct, this Californian Bungalow is simply charming. You'll love that this home invites you to move straight in while also offering scope for further enhancement in future years (STCA). Soaring ceilings and original floorboards enrich the interiors, with decorative cornice and leadlight windows reflecting the home's rich history. The central lounge creates a cosy ambience with a gas log fireplace, while the open plan living/dining/kitchen zone unites with the north-facing deck via French doors. The kitchen exudes rustic charm with timber cabinetry, a walk-in pantry, wine rack and appliances (wall oven, gas cooktop, semi-integrated dishwasher). Double doors open onto the main bedroom, which is graced with a window seat and built-in robes. Two additional bedrooms feature built-in robes, while the study makes working from home a breeze. The bathroom and laundry with a second toilet complete the layout. A split-system air conditioner and ceiling fans provide extra comfort. Parents will love relaxing on the alfresco deck as they watch the kids play in the secure backyard. Mature trees filter the western sunshine, while a cubby house is nestled into the side of the home. Accessed via a lane, the remote tandem garage provides secure parking. This superb location also places you within walking distance to the Elephant & Castle Hotel, Kilgour Street Grocer and Geelong CBD hospitals. The South Geelong Train Station is moments away for Melbourne commuters, while footy fans will appreciate easy access to GMHBA Stadium. Families can enjoy the fresh air as they stroll to South Geelong Primary School and Geelong High School. To top it all off, the delights of the Geelong CBD, Waterfront and Eastern Park promise to elevate your weekends.

- Kitchen exudes rustic charm with timber cabinetry, a WIP & appliances
- Three bedrooms with BIRs (main with window seat) & study
- North-facing backyard creates a secure play space for children
- Lane access to the remote tandem garage
- Walk to schools, the Kilgour Street Grocer & Geelong CBD hospitals

Potential rent return at \$550 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.