

**13 Ann Street, Geelong West, Vic 3218**

**buxton**

**Sold House**

Wednesday, 11 October 2023

13 Ann Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 547 m2**

**Type: House**



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**\$765,000**

Invest in blue chip Geelong West! Occupy and enjoy the lifestyle, update, renovate or create your dream home, the options are endless at this premium address. Showcasing original character detail with a well-functioning layout, two living areas, and excellent off-street parking on a fantastic 547m<sup>2</sup> (approx.) allotment, this home offers comfortable living now with further potential to enhance or extend (STCA) in future. Situated within walking distance of the Pakington Street and Shannon Avenue strips, with easy access to schools, parks, public transport, the CBD and Waterfront, enjoy all the best attractions of Geelong West right on your doorstep. The classic façade forms a charming welcome to the property, and stepping inside original features include high ceilings, polished timber floors, ornate cornice and ceiling detail, leadlight windows, picture rails, and brick mantel. The first of two living areas offers a cosy space to relax or entertain with gas heating, plus split system heating and cooling. The adjoining kitchen and meals area forms the heart of the home, featuring an original brick hearth with woodfire stove, complimented by modern appliances including 600mm Westinghouse oven and gas cooktop. Quality timber cabinetry and a walk-in pantry provide for ample storage. A second living at the rear overlooks the outdoor entertaining and backyard. Comprising two generous bedrooms, the master includes built-in robes, with a third room offering a versatile space that can be used as a home office or bedroom. A central family bathroom, separate wc and laundry complete the well flowing floorplan. Outdoors, an undercover entertaining area overlooks the large backyard, and a long driveway plus two car garaging allows for ample off-street parking. Great for families, nearby schools include St Patrick's, Ashby, Manifold Heights, Holy Spirit and Herne Hill Primary Schools, only 5 minutes from Newtown's private school precinct, and within walking distance of Sparrow Park and Bakers Reserve. Enjoy an array of supermarkets, cafes, restaurants and boutique shopping on the iconic Pako strip and Shannon Avenue shopping precinct, just moments from your door. Don't miss this exceptional opportunity to secure property in one of our most popular lifestyle pockets, with further scope to improve its value. Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.