

**13 Balliang Street, South Geelong, Vic 3220**

**GARTLAND**

**House For Sale**

Thursday, 14 March 2024

13 Balliang Street, South Geelong, Vic 3220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 460 m2**

**Type: House**



Greg Matheson

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## Auction

This Victorian miner's cottage presents a masterful union of period charm and contemporary style. You'll be charmed the moment you lay eyes on the weatherboard façade, which seamlessly unites with an architecturally-designed extension. Soaring ceilings and timber floorboards grace the interiors, with plantation shutters adding to the home's timeless elegance. The lounge creates a calming setting for everyday enjoyment, while a raked ceiling with clerestory windows makes a stunning statement in the open plan living/dining/kitchen zone. This spacious living zone flows onto the north-facing entertaining deck and backyard via glass stacker doors - creating a sensational indoor-outdoor connection that is perfect for entertaining loved ones. So why not enjoy afternoon drinks on the deck? Or simply kick back and relax as you watch the kids play on the lawn? The kitchen is perfection with stone waterfall benchtops, a glass window splashback, and walk-in pantry. Quality stainless steel appliances include a Bosch dishwasher, SMEG 900mm oven/gas cooktop and SMEG 900mm rangehood. The main bedroom creates a dreamy retreat for parents with a walk-in robe and en suite with open shower. Just open the sliding door onto the alfresco deck, and you can enjoy your morning coffee in bed as the breeze drifts through. Two additional bedrooms with built-in robes are serviced by the main bathroom, while the versatile study/4th bedroom features a built-in fold-out bed. You'll be in absolute comfort thanks to ducted heating, two split-system air conditioners and ceiling fans. Accessed via a rear lane, the remote garages provide off-street parking for three vehicles. Boasting a tandem garage and oversized single garage with backyard vehicle access, there's plenty of room to set up a workshop or store your trailer or motorbikes. Life will be a dream with this prized location placing you a short walk from the Barwon River, South Geelong Train Station and GMHBA Stadium. Parents will love that they can stroll to South Geelong Primary School and then pick up a coffee from Untitled Café. The popular Little Creatures Brewery is a heartbeat away for fun-filled weekends, while the delights of the Geelong CBD and Waterfront are right at your fingertips. Superior access to La Trobe Terrace makes traveling to Melbourne and the Surf Coast a breeze. Potential rent return at \$675 - \$695 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.