

13A Almana Street, Bell Park, Vic 3215



House For Sale

Wednesday, 24 April 2024

13A Almana Street, Bell Park, Vic 3215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 184 m2

Type: House



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\$579,000 - \$635,000

From the moment you step into this home, you'll be impressed by its high-quality finishes and a design that effortlessly combines spaciousness with comfortable privacy. This 2-bedroom townhouse, standing proudly on its own title, caters to investors, home occupiers, and downsizers alike. The ground floor boasts a generously sized open-plan meals and living area, complete with a split system for climate control. Adjacent to this area is an excellent kitchen featuring ample bench space, top-of-the-line stainless-steel appliances, a stylish stone waterfall benchtop, a conveniently located euro laundry, an additional powder room, and internal access from the single garage. Ascending to the upper floor, both bedrooms offer ample proportions, each equipped with split systems and built-in robes. The central bathroom on this level impresses with its generous dimensions, featuring a 900mm shower, a full-size bath, and an extensive vanity providing plenty of storage space. The property is fully fenced and secure, featuring a north-facing, low-maintenance alfresco area and a rear roller door for added convenience. Rental Potential \$450 - \$470pw Situated just a stone's throw away from the Separation Street shopping precinct, this home offers easy access to all your daily shopping needs. It is superbly positioned for schools, with Bell Park North Primary School and North Geelong Secondary College within easy walking distance (both zoned), as well as the prestigious Kardinia International College just a 5-minute walk away. Additionally, North Geelong Train Station is nearby, and there is quick access to the Ring Road and the Princes Freeway. The waterfront and CBD are just a short five-minute drive away, adding to the convenience and desirability of this prime location. *All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.