

**14 Hillwood Close, Hamlyn Heights, Vic 3215**

**Sold House**

Tuesday, 27 February 2024



14 Hillwood Close, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 468 m2**

**Type: House**



Ross Bywater  
1300853857

**\$780,000**

Quality family home recently updated, offering ample space, charm, and convenience. Set on a spacious yet low maintenance allotment of 470m<sup>2</sup> (Approx.) in a private court setting, features include:

- Huge, north facing, open plan living at rear of house with effortless access to undercover alfresco entertainment deck and private, low maintenance gardens
- Impressive kitchen with 900mm oven and gas cooktop, stainless appliances, plenty of bench space and breakfast bar, plus convenient serving access to alfresco
- 3 generous bedrooms, master approx. 4m x 4m with large walk-in wardrobe and modern ensuite. 2 further bedrooms with BIRs and central family bathroom
- Bathed in northerly light, the second living room is ideal for kids' rumpus, home office or even a 4th bedroom
- Gardens are tastefully landscaped with privacy and low maintenance in mind, additional undercover BBQ space and further paving offer multiple outdoor areas for all times of the day and all weather conditions
- Off street driveway parking for 2 cars, remote roller door, 2 car garage, space for workshop and more storage with rear yard and internal access
- Brand new carpets and paint throughout, heaps of storage, separate WC, spacious laundry with garden access, water tank with pump, evaporative cooling and gas ducted heating
- As a smart, set and forget, low maintenance investment, you could expect a healthy return of around \$480 - \$520/wk in the current market

This ideal family home is just a short drive to Kardinia International College, local primary schools, childcare, reserves and walking tracks, the Vines Road shops and soon to be reopened IGA Supermarket. Access to the Geelong Ring Road is moments away and the Geelong CBD and North Geelong Train Station are just down the hill, adding further convenience. An inspection will leave a lasting impression, call now to arrange your own private inspection, or register for the next open home. If you are a property investor or looking to invest in property, contact our Business Development Manager Shannon Loe to discuss your investment needs. Shannon Loe has been in real estate for over 15 years and continues to assist property investors on a daily basis to achieve their property investment goals – [shannon@releasepm.com.au](mailto:shannon@releasepm.com.au) or 0488 246 519