

**14 Pitman Street, Newcomb, Vic 3219**



**Sold House**

Friday, 25 August 2023

14 Pitman Street, Newcomb, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 588 m2**

**Type: House**

**\$598,000**

Providing a cosy and welcoming ambience, this classic brick home offers a great opportunity to secure a lovely home in a desirable pocket, for either first home buyers looking to enter the market or investors looking to secure an addition to their investment portfolio. Boasting art deco features, it comprises a welcoming front porch, an ideal spot to sit and relax, a magnificent living room to the front with large windows that allow the light to fill the room and sunshine to ooze in, kitchen overlooking the meals area with a built-in bench and access to a central dining room plus three bedrooms and bathroom with separate WC. Other features include polished hardwood floors, gas ducted heating, split system air conditioner, secure side drive to a single garage with remote entry and a storage room plus a good size rear yard. Situated on a 588m<sup>2</sup> (approx.) allotment within walking distance to the Boundary Road shopping strip, Bellarine Village and public transport, and only a short drive to Geelong's CBD. If you are a keen walker, runner or cycling enthusiast, the Bellarine Rail Trail is at the rear of the property for you to enjoy. Perfectly liveable as is, this property offers potential to renovate and further increase the value of your asset. Put this one top of your list to inspect, as this property is in sought-after pocket and will not last long! Please note, old gas heater in living room not working (gas ducted heating is working) and the old combustion stove in kitchen is not in use. Please call Gina on 0418 594 442 or email [ginap@primere.com.au](mailto:ginap@primere.com.au) for more information. Please do not attend inspection if you have cold or flu like symptoms. Please note, you may be asked to take shoes off at the inspection, dependent on weather. Thank you for your understanding. <https://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer: All information provided has been obtained from sources we believe to be accurate and is provided as a guide only. We cannot guarantee the information is accurate and the Agent, Vendor and supplier accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.