

# 146 Anakie Road, Bell Park, Vic 3215



## House For Sale

Friday, 23 February 2024

146 Anakie Road, Bell Park, Vic 3215

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 545 m2

Type: House



No Agent Property VIC  
1300850855

**\$590,000-\$640,000**

Phone enquiries - please quote property ID 33022. This one is sure to sell fast! Perfect investment property or as your own family home. Step inside and be impressed with this beautifully presented home that's been renovated throughout. Securely leased at \$420 per week to great tenants until 3/8/2024 (they are keen to stay long-term), with room to increase to \$450-\$470 after that; or as a lovely home to move straight into, with room to add your own individual touches if you wish. Close to: BUS stop, primary and secondary SCHOOLS, SHOPS, and Geelong Ring Road, this home is an easy drive to both Melbourne, Surfcoast and Great Ocean Road, and a quick drive to Geelong's beautiful Waterfront, Geelong CBD and Pakington Street for shopping, or a coffee, lunch or dinner with friends. Open for Inspection: Saturdays (beginning 23rd March) 1 pm-1.30 pm (except Easter weekend) PLEASE BRING ID (driver's licence) with you on the day. INSIDE- 3 x BEDROOMS: All bedrooms have built-in robes and carpeted floors.- KITCHEN: The modern kitchen has stainless steel appliances including a 90cm-wide up-right stove with gas cooktop and electric oven, a stylish curved glass rangehood, dishwasher, large refrigerator space, double pantry, modern gloss-white cabinetry, and wine storage shelves.- MEALS AREA: The light-filled meals area is conveniently linked to the kitchen.- LIVING ROOM: The spacious living area has original polished timber floorboards and a large picture window that faces out onto the pretty front garden.- BATHROOM: The renovated bathroom has a spa bath with a floor-standing tap; wall hung vanity with double drawers, and a frameless glass shower cubicle.- SECOND TOILET is located in the laundry;- LAUNDRY: The renovated laundry has a timber bench (adjustable for either a front-load or upright washing machine) and a large stainless steel tub.- EXTERNAL ROLLER SHUTTERS: Remote control, electrically driven shutters shade the main bedroom and lounge room from the westerly sun and provide privacy from the street. HEATING & COOLING: A new split system air-conditioner located in the living room, provides all-round comfort.- ENTRY: A spacious entry foyer has quality glass and solid timber front door and timber floor.- HALLWAY: A long timber floored hallway separates the bedrooms from the living areas.- STORAGE: A large walk-in storeroom with shelving, and a double linen cupboard, is located conveniently in the hallway. OUTSIDE- TIMBER DECK and PERGOLA: At the front of the home, a large timber deck and overhead pergola are an attractive welcoming feature to the home and provide a nice spot to sit; - FRONT GARDEN: The front garden has mature deciduous trees that provide Summer shade and Winter warmth to the front windows, and pretty gardens containing lavender and other pretty plants border the front path.- EXTERNAL SUN BLINDS: Remote electrically driven roller shutters shade the main bedroom and lounge room from the Westerly sun and provide privacy to these rooms.- GARAGE: The brick garage fits two small cars lengthways and has solid timber workbenches for the handyman.- BACKYARD: The backyard has mature shade trees around the fence line, a lawn area, large wall-hung clothesline, and leaves room for your touches or improvements if you wish. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.