

**16 Avon Street, Geelong West, Vic 3218**

**House For Sale**

Monday, 3 June 2024



**16 Avon Street, Geelong West, Vic 3218**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 373 m2**

**Type: House**



Mitchell Falzon

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Nathan Brown

**\$1,400,000 - \$1,540,000**

Beyond the grand and elegant Miners Cottage frontage is a home built to an unparalleled standard and designed by a quintessential award-winner in the sustainability sphere: Tim Adams of F2 Design. The vendors admit to their expensive taste, exuding confidence to the next homeowner that every detail has been tended to and expectations will unequivocally be exceeded. Solid, American Oak floorboards, hand blown glass, brass light fixtures, designer pendants, naturally curated stone and the curvature of every mere fitting has been selected with absolute intention. The intention to make no compromise on comfort, aesthetic, or homeliness, for this 8.6-star, environmentally friendly and sustainable masterpiece. Timeless character touches, and a plenitude of natural light sources allow every corner of the home to radiate a mystifying glow. All bedrooms extend intelligent wardrobes that make organisation effortless. The master of course bestows an ensuite, decorated with Venetian, Lime-Based Plaster walls and ornate lighting, which is repeated within the central bathroom. Otherworldly indeed, these bathrooms continue to compliment the soft and nurturing aura expressed throughout the home's entirety. The class this home resides in is truly avowed within the open plan kitchen, dining and living area. Sophisticated, top-tier fittings, stylish pendants, vaulted ceilings, hydronic heating, dual-ovens, and induction cooking from Asko, a finger-print-rare bench top chosen from Artedomus' Saria Collection, Turner Hastings double butler sink, all and more alike, covered by the picturesque light that beams through the north-facing, glass sliding doors. From here you transition seamlessly into the rear yard, creating a serene indoor/outdoor dining and entertaining area. Convenient, rear-lane access brings you to the 3-car garage - or 2-car garage, plus workshop. Our vendors grieve the idea of saying goodbye to their neighbours. Avon Street is blessed with other loving families who adore the quiet streetscape, walkability to local reserves, and playgrounds that will outdo any child's imagination. Whether it be for supermarkets, fresh food grocers, cafe's, applauded schools, health, well-being, or beauty boutiques, you're nestled in a convenient locale between the renowned Pakington Street and Shannon Avenue meccas. Geelong CBD is a short drive away and commuting to Melbourne is a breeze with multiple proximal train stations, and Melbourne Road or the Princes Highway. Certainly considered and certainly applauded by award-winning professionals; this home is not only conscious of your families comfort, but conscious of our planet too. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.