

# 17 Matlock Street, Herne Hill, Vic 3218

GEEELONG REAL ESTATE CO.

## House For Sale

Saturday, 27 April 2024

17 Matlock Street, Herne Hill, Vic 3218

Bedrooms: 3

Bathrooms: 1

Area: 375 m2

Type: House



Michaela Miller  
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Alex Selway  
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**\$599,000-\$649,000**

A great opportunity to get a foot into the Herne Hill property market. Whether you're looking for your first home or savvy addition to your investment portfolio, the options are endless. Leave as is, renovate and make your own with the added bonus of being able to secure the vacant block behind, too. The front garden offers mature, established trees and foliage, and an undercover porch leading to the front door. The well appointed floor plan comprises a spacious sun drenched lounge, which effortlessly wraps around to the dining and kitchen. 3 bedrooms sit from the central hallway, and are serviced by a family bathroom with shower, separate bath and vanity. The laundry and separate toilet completes this well appointed home. The back garden is low maintenance and offers an undercover entertaining space, and fully enclosed. A side carport offers undercover parking, and ample space for multiple cars or further garaging. All major amenities are only a stones throw away, with easy access to both the Ring Road and Geelong CBD. Herne Hill's popularity continues to grow, as it cements itself as one of Geelong's most sought after pockets. Major amenities on Shannon Avenue and Pakington Street are only a few minutes away, whilst being in arms reach of some of Geelong's best Primary and Secondary Schools, day care and kinder facilities, medical centres and the Geelong waterfront. A true central locale for those who want to be in the centre of it all.