

17 Rutledge Boulevard, North Geelong, Vic 3215

GARTLAND

Sold House

Friday, 8 September 2023

17 Rutledge Boulevard, North Geelong, Vic 3215

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 432 m2

Type: House



Michael Marmora

0352242204

\$895,000

Boasting a high level of class, paired with enough area for the extended or blended families, this impeccably presented home offers a surprise around every corner. Featuring some three separate living spaces behind its façade, four bedrooms, all with a further study space, there's not much that you won't be impressed by when it comes to living in this unparalleled home. Open space has been highly considered in its design, and perfectly paired with light, bright and airy interiors, the home offers a vibrance that is often sought. Upon entry, on the ground floor, a study is positioned to the front of the home, doubling as a fourth living space and backing onto a separate theatre room, perfect for entertaining. The open plan living, kitchen and dining space opens to the rear of the home and is flooded with natural light in every corner. Sliding doors open the space to the undercover alfresco, perfect for hosting family and friends. The kitchen contains a walk-in-pantry and is fitted with stone benchtops and high-quality stainless-steel appliances. A large, separate laundry is found on the ground floor, along with internal access from the double lock-up garage for convenience. Upstairs, you will discover four bedrooms, all with built-in storage. The main suite features views to the street along with a generously proportioned walk-in robe and ensuite to service the main bedroom. A separate retreat, or living space is located upstairs, allowing even more space for the family to branch out and enjoy. The main bathroom services the remaining bedrooms upstairs. Central heating is installed throughout and across both levels, providing comfort in the cooler months, while ceiling fans provide cooling in the warmer times. Situated in the coveted 'Golf course estate', location has never been more important. For those avid golf lovers, the green is only meters away. The Geelong CBD is a short drive, and the Geelong Waterfront and Rippleside Park is a shorter drive, walk, run or ride. Access to local supermarkets and schooling facilities is an ease, while Melbourne Road provides the ability to travel to Melbourne for those wishing to commute.

- Four bedrooms all with storage, plus a study
- Three separate living areas, across two levels
- Central heating throughout, both levels
- Natural light floods every area of the home
- Large open plan living, kitchen and dining space
- Kitchen with WIP, stone benchtops and S/S apps.
- Secure double garage with internal access
- Undercover alfresco, perfect for entertaining
- Low-maintenance front and rear garden
- Close to Geelong CBD, waterfront and supermarkets

Potential rent return at \$630 - \$650 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.