

**18 Eastern Beach Road, Geelong, Vic 3220**



**House For Sale**

Friday, 26 January 2024

18 Eastern Beach Road, Geelong, Vic 3220

**Bedrooms: 4**

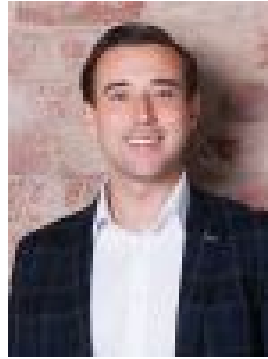
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jim Cross  
0352232040



Brock Buchanan  
0409899945

**\$3,900,000 - \$4,200,000**

Commanding spectacular uninterrupted north-facing views of Eastern Beach through to Cunningham Pier and over Corio Bay to the You Yangs, the exquisitely restored former 'Walbaringa Flats' residence is steeped with a rich history. Built-in 1928, it is noted for its architectural and historically significant Spanish Mission style. The unique facade is characterised by a rectangular plan form, feat. arched windows with ropework pilasters, Cordova tiles and narrow balconies with decorative brackets. A notable tenant from 1938 and throughout the 1940s was Ian McDonald, who developed the Eastern Beach promenade and swimming pools, reflecting his design aesthetic that has become iconic along the waterfront precinct. Set over three levels, soaring ceilings and polished timber floorboards evoke a grand and airy ambience, while pure wool carpets are luxurious underfoot. The central level incl. garage access to reveal generous open plan living that showcases stunning bay views. A spacious master retreat captures water views with a small balcony and contains a large walk-through robe to the ensuite. This clever layout provides the opportunity to live on this one level of the home. Downstairs comprises two light-filled bedrooms serviced by a family bathroom. The third upper level provides an expansive second living space with glass sliding doors onto the wrap-around balcony with 180-degree water views. A functional kitchenette and study space, fourth bedroom and bathroom complete the layout. Exceptionally positioned, this location promises an unparalleled lifestyle. Whether it's a morning swim, a gentle kayak on the water or the endless walking tracks around the bay and through the Geelong Botanic Gardens. Close proximity to the Royal Geelong Yacht Club and harbour will suit watercraft enthusiasts. While a selection of Geelong's renowned restaurants, bars and cafes are only moments away. Within easy walking distance of the CBD, Deakin University, hospitals, train station and Ferry Terminal. - Kitchen boasts stone benchtops, Miele appliances and a BIP- Lovely connection from the kitchen to a private courtyard- Three bathrooms with stone benchtops, one with spa bath - North-facing balconies with panoramic views over Corio Bay- Freshly painted interiors and exterior, new wool carpets- Ducted heating and cooling, ceiling fans, double glazing- Ducted vacuuming, built-in speaker system, alarm system- Electric gate, remote double garage, via Prospects Lane