

**18 Guthrie Avenue, North Geelong, Vic 3215**



**House For Sale**

Friday, 3 November 2023

**18 Guthrie Avenue, North Geelong, Vic 3215**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 458 m2**

**Type: House**



Jason Cook  
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**\$850,000 - \$920,000**

Looking for a home with enviable street appeal and charming character throughout, coupled with a flexible layout, then look no further than 18 Guthrie Avenue, North Geelong. Situated in the ever popular North Geelong pocket, and set on a 458m<sup>2</sup> (approx) allotment, This classic bungalow façade with verandah ensures an inviting front garden as you enter the property. The double doors and grand entry gives you a taste of warm feel of the home. The gorgeous timber floorboards and high ceilings add to the original character of this home. The rare dual living zones provides more than ample space for the growing family, whilst the three large bedrooms, two with built in robes ensures space for all. The master bedroom features an ensuite whilst the central bathroom and laundry with 2nd toilet services the remainder of the home. The galley style kitchen with large island bench and quality stainless steel appliances adjoins to the large dining zone , the perfect place for family meals or entertaining. The french doors provide access to the sunny alfresco area and rear yard with established lawn and is the ideal haven for children to play or pets to roam. Ducted heating & evaporative cooling ensures year round comfort, whilst a study area provides all your work from home requirements. The attic provides more than sufficient storage space. There are a plethora of off street parking with a single drive through carport, plus a single lock up garage with rear access and ample space for a third vehicle in the driveway. Located in a quiet tree lined location and only minutes to Pakington St, Western Beach and the CBD, this is the perfect home to call your own. Call Jason Cook on 0408 062 182 to inspect or enquire today!