

**18 Kalimna Street, Hamlyn Heights, Vic 3215**



**Townhouse For Sale**

Tuesday, 14 May 2024

18 Kalimna Street, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$750,000 - \$800,000**

Presenting an exquisite blend of contemporary design and stylish finishing, this new build at 18 Kalimna St, Hamlyn Heights oozes appeal with its sleek modern feel. The heart of the home is a seamless open plan layout that voices modern functionality and entertaining ease. Comprising a sophisticated kitchen space, a spacious dining and living room, this striking development invites you in. With sliding doors leading adroitly to an outside pergola area, you're organised for alfresco entertainment or tranquil retreat. The home provides three restful bedrooms, each mirroring the house's sleek modern theme. The master room showcases brilliance with a generous walk-in wardrobe and an ensuite, promising you convenience and comfort. Your everyday self-care routines are amply catered for with a large bathroom, fitted with a shower, vanity, and bath tub. A separate laundry room with a linen closet ensures cleaning chores are seamless and stowed away neatly. The minimal garden promises low-maintenance and is a testament to the lock and leave nature of the property. The quality makes it an ideal option for investors seeking a valuable addition to their portfolio or anyone looking for a stylish, stress-free living. Take advantage of the location too, which boasts proximity to Hamlyn Banks Primary School, Western Heights College (Sports Academy) and Kardinia International College plus other quality schools, and the vibrant Vines Road shopping strip or take a walk on the local walking track, fields and parkland, all close by. Additionally, Geelong CBD is just a short drive away and the Ring Road is merely a few turns, promising both tranquillity and the bustling city life within hand's reach. Take advantage of the brand new opportunity as it won't last long. Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)