

**1A Frank Street, Newtown, Vic 3220**

**buxton**

**House For Sale**

Thursday, 8 February 2024

1A Frank Street, Newtown, Vic 3220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ben Riddle

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Amy Rush

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## Contact Agent

Exquisitely designed and impeccably presented, this stunning home offers high end quality and sophisticated style in a low-maintenance setting. Positioned in prestigious surrounds, within walking distance of the iconic River End Pakington Street, Stinton Avenue shops, St Roberts and Chilwell Primary schools, Geelong College, Sacred Heart and St Joseph's Senior schools, the Barwon River, GMHBA Stadium, and only minutes from the CBD, this idyllic location offers a lifestyle few addresses can match. The classic façade is elegant in design, set amongst established gardens. On entry, a beautiful feature staircase, light filled interiors, clean lines and warm oak engineered timber flooring greet you within. The inviting living area features a gas log fire, flowing effortlessly through to the adjoining dining and kitchen. Well-equipped for the entertainer, the high end kitchen features an island bench, waterfall stone benchtops, stone splashback, quality Bosch appliances including dual 600mm ovens, 900mm induction cooktop, fully integrated dishwasher, generous storage, butler's pantry, and chic pendant lighting. Glass sliders open up from the dining and kitchen to the pergola, creating a seamless indoor-outdoor flow, perfect for the warmer months. A second living area on the ground floor provides a quiet space to retreat, work from home, or send the kids to play, with built-in storage offering versatility and functionality. Upstairs, the main bedroom is a serene retreat, with feature panel wall, a picturesque outlook, walk-in robes, and a luxurious ensuite finished in floor to ceiling terrazzo tiles, timber vanity with stone benchtop, sleek black tapware and quality fittings. Two additional bedrooms include built-in robes, serviced by a stylish central bathroom with freestanding bath and double vanity, continuing in the high end theme of the home. Additional home features include central heating and cooling, understairs storage and ground floor powder room. Outside, the north facing deck offers a private space to relax or entertain bordered by lush greenery creating a tranquil atmosphere. The double garage includes direct internal access for secure and convenient entry, whilst the electric gates provide security yet easy access. An exceptional opportunity to enter a tightly held pocket of Newtown, don't miss your chance to secure this premium home and enjoy the café lifestyle that make this area so highly sought after. Terms: 10% Deposit, 30/60/90 day Settlement. For alternative arrangements, please discuss with agent.