

**1C Langibanool Avenue, Hamlyn Heights, Vic 3215**

**McGrath**

**Sold House**

Wednesday, 18 October 2023

1C Langibanool Avenue, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 222 m2**

**Type: House**



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**\$640,000**

Have you been dreaming of low-maintenance living that feels like home? Located a short walk to schools and local shops, this is the one you've been waiting for. Northern light sweeps through the open plan living/dining/kitchen zone, which creates a spacious setting for when family and friends come to visit. You'll love opening the sliding door onto the north-facing courtyard, where you can sit back and soak up the sun's rays. The alfresco deck will impress with built-in seating, while easy-care gardens surround the lawn. Both the Vines Road and Minerva Road shopping precincts are a short stroll away for everyday essentials, while local walking trails and sporting grounds inspire you to enjoy the fresh air. A variety of schools and private colleges are also within walking distance, including Herne Hill Primary School, Western Heights College and Clonard College. A short drive will find you in the heart of Geelong or cruising along the Ring Road towards Melbourne. - Layout showcases generous proportions throughout- Kitchen boasts stone benchtops and a walk-in pantry- Stainless steel dishwasher, oven, gas cooktop, rangehood- Open plan living zone features a built-in study nook- Main bedroom will delight with a walk-in robe and en suite- Two additional bedrooms boast built-in robes - Main bathroom and laundry with storage complete the layout- A split-system air conditioner provides comfort- Remote single garage features internal access