

**2/1 Crofton Street, Geelong West, Vic 3218**

**GARTLAND**

**Sold Townhouse**

Monday, 11 September 2023

2/1 Crofton Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Michael Marmora

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**\$550,000**

Held, loved and maintained in its family for almost 40 years, there's a lot to be said about about a home and location, when they are this rarely offered to the marketplace. Its unique design and layout offers a further bedroom that is often sought but rarely found in a home of this era. Behind its brick façade, you'll discover a functional floorplan, boasting three bedrooms, two with built in storage and all serviced by its centrally located bathroom. A large separate laundry provides access to one of the rear courtyards, providing further access to the secure lock-up garage. The living space serves as the hub of the home and is drenched with natural light. The updated kitchen boasts ample storage and tastefully appointed joinery, along with a mobile kitchen island. Some of the owner's favourite features and memories over the years in the home were walking into the Geelong city centre, doing the shopping and walking home. They have loved how central the location has been to the Shannon Avenue shops and equally to Pakington Street, watching it thrive over the years. They have loved maintaining the outside courtyard which has been big enough to plant vegetation but a size manageable to look after. The owner has found herself spending time in the living room, enjoying the natural light that floods through the front windows. Heading outside, you'll discover ample space for off-street parking and provision for relandscaping and nurturing a garden area. Cosmopolitan Pakington Street is just a short walk away, representing Geelong's finest restaurants and cafes. Supermarkets and fresh food grocers are at arm's length from the home, making the shopping trip a seamless experience. Sparrow Park is just a quick walk and is a space that allows the kids to run wild and our four-legged friend to let loose. Geelong's finest colleges and schooling facilities are within a small radius, while the Geelong CBD is only moments away. The Geelong Ring Road allows for convenient access to the Surf coast and the Melbourne CBD.

- Comprising three bedrooms, two with BIR
- Centrally positioned bathroom servicing the home
- Large separate laundry with external access
- Secure lock-up garage with remote access
- Updated kitchen with tasteful and quality joinery
- Ample storage provided throughout the home
- Large outdoor, low-maintenance yards
- Ample off-street parking behind the gate
- Moments to Shannon Avenue and Pakington Street
- Short walk, ride or run to the Geelong CBD and station

Potential rent return at \$365 - \$385 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.