

**2/3 Matlock Street, Herne Hill, Vic 3218**

**McGrath**

**Unit For Sale**

Tuesday, 19 March 2024

2/3 Matlock Street, Herne Hill, Vic 3218

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Unit**



Candice Costoso  
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**\$390,000 - \$430,000**

Freshly updated, this light filled residence offers an ideal entry point into the sought-after Herne Hill market. Step into the inviting open-plan living/dining area with stylish new flooring and large windows providing a beautiful sunlit space. The new kitchen boasts a built-in pantry, oven/electric cooktop, and stainless-steel dishwasher and an abundance of bench space. Two bedrooms with beautiful new carpet and built-in robes enjoy easy access to the renovated bathroom, separate toilet and laundry. Reverse-cycle air conditioner/heating ensures year-round comfort. Outside, the secure courtyard basks in northern and western sunlight, while parking is conveniently provided by the single carport just steps from your front door. Ideally situated in a picturesque tree-lined street, this location promises a relaxed lifestyle. Public transport and a local milk bar are nearby, with walking trails and playgrounds just a short stroll away. Both Minerva Road and Vines Road shopping precincts cater to your daily needs. With quick access to Geelong's city center and the Ring Road connecting you to Melbourne, convenience is at your fingertips. Whether you're dreaming of homeownership, downsizing, or expanding your investment portfolio, this property is the opportunity you've been waiting for! - Recently updated, newly renovated kitchen - Open-plan living/dining area filled with natural light - Two bedrooms with new carpet and built-in robes - Reverse-cycle air conditioner/heating ensures year-round comfort - Secure courtyard, complemented by a single carport for parking convenience - Located in a picturesque tree-lined street, offering a relaxed lifestyle - Nearby to public transport, local amenities, walking trails and playgrounds - Close proximity to Minerva Road and Vines Road shopping precincts - Easy access to CBD and Ring Road - Ideal for first-time homeowners, downsizers or investors