

**20 Tyrone Street, Hamlyn Heights, Vic 3215**



**House For Sale**

Wednesday, 28 February 2024

20 Tyrone Street, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ivan Fantela  
0414423937



Kieran Cashin  
0418690053

**\$579,000 - \$620,000**

Positioned in a family friendly pocket of sought after Hamlyn Heights, this charming weatherboard home is neatly presented offering comfortable living now, with further scope to update, renovate or extend (STCA) and add value. Set on a generous 561m<sup>2</sup> (approx.) allotment, within walking distance of the Vines Road shops and cafes, local parks, reserves and sporting facilities, excellent primary and secondary schools, 4 minutes (approx.) from the Ring Road and North Geelong Station for an easy commute to Melbourne, and less than 10 minutes from the CBD and Waterfront, enjoy local convenience with outstanding central accessibility. Neatly maintained gardens and a welcoming façade greet you on arrival. Comprising three bedrooms, the spacious master is positioned off the entry, featuring built-in robes and a picturesque garden outlook. Two further bedrooms include built-in robes, the third has a built-in desk, serviced by an updated central bathroom and separate wc. The open plan living room and kitchen forms the heart of the home, with gas heating, split system heating and cooling, plus ceiling fan keeping you cosy or cool throughout the seasons. The quality kitchen features timber cabinetry, modern 600mm Westinghouse 1.5 oven, electric cooktop, and is centrally positioned for easy access to both living areas. The spacious second living area at the rear includes built-in bar facilities, seating, and direct access to the backyard, providing a great space to retreat, relax or entertain. Outside, a paved north facing entertaining area offers a private space to enjoy the sun or wine and dine outdoors. The large block allows ample space for the kids or pets to play on the lawn in a secure setting surrounded by established trees. A long driveway and double garage accommodate ample off street parking and storage. A great location for families, nearby schools include Herne Hill and Hamlyn Banks Primary, Hamlyn Views, Western Heights College, Clonard College, St Joseph's Westcourt and Kardinia International College. An exceptional opportunity for first home buyers, renovators or investors in a proven growth zone, this property represents outstanding value with much potential for future reward.