

**21 McDougall Street, Geelong West, Vic 3218**

**GARTLAND**

**Sold House**

Wednesday, 20 September 2023

21 McDougall Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 345 m2**

**Type: House**



Will Ainsworth  
0438299001

**\$825,000**

Located a short walk to both Shannon Avenue and Pakington Street, this home promises the Geelong West lifestyle you've been dreaming of. Polished floorboards and high ceilings with detailed cornice add character to the interiors, with a decorative fireplace making a charming statement in the living/dining zone. You'll love spending lazy weekends relaxing on the couch as north-eastern light filters through the sash windows. The kitchen features a built-in pantry and stainless steel cooking appliances (oven, gas cooktop, rangehood). Two bedrooms with built-in robes are serviced by the main bathroom, while the study offers versatility as a 3rd bedroom. The European laundry and separate toilet complete the layout. You'll be in comfort all year long thanks to ducted heating and a split-system air conditioner. A mature tree creates the centrepiece of the backyard, which could be swiftly transformed into your dream garden oasis. The driveway provides vehicle access to the secure backyard, which is also home to a garden shed. Whether you feel like grabbing a coffee, enjoying lunch with friends, or browsing the boutiques, the vibrant shopping precincts of Shannon Avenue and Pakington Street leave you spoilt for choice. Ashby Primary School is a short stroll away, while Sparrow Park and the Bakers Reserve sporting oval inspire young families to venture outdoors and enjoy the fresh air. Close access to private colleges, the Geelong CBD and Ring Road add the final touch to this dream location. Potential rent return at \$480 - \$500 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.