

22 Avon Street, Geelong West, Vic 3218

buxton

Sold House

Monday, 14 August 2023

22 Avon Street, Geelong West, Vic 3218

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



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\$801,000

Superbly located in the heart of the West, this charming period home offers outstanding family living in one of the best lifestyle pockets of the city. Set on a 362m² (approx.) north facing allotment with rear access, a short stroll from Sparrow Park, Shannon Avenue and Pakington Street shopping, cafes, restaurants, supermarkets and amenities, within walking distance of a selection of excellent schools, moments from the Ring Road and Geelong Station for easy access to Melbourne, and less than 10 minutes from the CBD, this is a home you will enjoy for years to come. Accommodating comfortable family living now, the home also offers further scope to update, add your own touches, or extend (STCA) and let the home grow with you! The neatly presented federation façade sits perfectly within the history-lined streetscape. Stepping inside, a central hallway leads to four bedrooms, all of generous proportions, with high ceilings creating a sense of light and space throughout. A bright central bathroom is finished in classic white with timber vanity and there are two separate wc's. At the end of the hallway, the spacious kitchen features quality timber cabinetry, ample storage and bench space, 600mm freestanding oven and cooktop, and is well positioned to service the adjoining dining area for easy everyday living and entertaining. The open plan dining and living area at the rear features a north-facing bay window, offering a light-filled space to relax, gather with the family or entertain. Outdoors, the well maintained backyard provides a secure space for the kids or pets to play. Rear access to garaging plus additional gate access provides for excellent off-street parking. Great for families, this location places you within walking distance of Ashby, St Patrick's and Newtown Primary Schools, and less than 5 minutes from Newtown's private school precinct. Entering the market for the first time in over 25 years, this is an exceptional opportunity to secure premium real estate in a very tightly held pocket and enjoy a lifestyle that few locations can match! Terms: 10% Deposit, 60 day Settlement. For alternative arrangements, please discuss with agent.