

**24 Bowlers Avenue, Geelong West, Vic 3218**

maxwell collins

**Sold Townhouse**

Friday, 1 September 2023

24 Bowlers Avenue, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**

## Contact agent

Sophisticated and stylish this modern 3 bedroom townhouse is sure to impress from the moment you walk through the door. Situated in the heart of Geelong West in a quiet street on the fringe of West Park where you can stroll to Pakington street with its bustling shops, cafes and restaurants. The home itself is designed to maximise space and natural light and features 3 bedrooms all with BIR's (Master with ensuite), a central well-equipped kitchen with stone benches and quality SMEG appliances including integrated Dishwasher. Adjoining the kitchen and completing the first level are the open plan living and dining areas, both of which provide plenty of space, as well as the added luxury of two private balconies. Downstairs features the third bedroom which easily can become the home office, with the advantage of a third bathroom, plus a separate toilet and laundry with plenty of storage. Completing the ground level is the single garage with internal access and auto door, as well as an extra parking space outside. This is a truly impressive townhouse that must be viewed to be fully appreciated. Additional features include:- 4 reverse cycle air conditioners (including one in each bedroom)- Double glazed windows and doors- Bedrooms all have double power points with 2 USB points in each as well as Data points for TV's- LED lighting on stairs and downlights, as well as pendant lighting in the kitchen- Double roller blinds throughout (sheer and blackout)- Plumbed Fridge space- Soft close kitchen drawers- Free standing bath- Square set ceilings- Hardwood staircases and handrails