

# 24a Bayview Parade, Hamlyn Heights, Vic 3215

**McGrath**

## House For Sale

Tuesday, 16 January 2024

24a Bayview Parade, Hamlyn Heights, Vic 3215

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 337 m2

Type: House



Aisha Coe

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**\$1,050,000 - \$1,150,000**

This is a rare opportunity to own a generously sized, modern quality home in the desirable pocket of Hamlyn Heights. This home radiates an exquisite charm with its impeccable design and an abundance of space and 2.7m high ceilings making it an ideal haven for families. Located in the highly desirable street Bayview Parade is positioned perfectly for anyone looking for accessibility to Geelong's best schools. Nestled in a prime location within walking distance, discover the educational hub with Herne Hill Primary School, Rix Street Kindergarten, Western Heights College, Clonard College, Hamlyn Views and Manifold Heights Primary School. This property seamlessly blends low maintenance and style with functionality. Spacious interiors to modern comforts, every detail has been carefully considered. Neutral earthy tones throughout, this modern and timeless style creates an exceptional feeling of space and brightness. Flawless and very thoughtful layout includes a spacious master bedroom suite with walk-in robe and en suite bathroom. The second living area upstairs with balcony provides the perfect parental retreat, with views over Geelong. Accessible via the master suite means you may enjoy your morning coffee on the private balcony. Spacious bedrooms, two and three have their own walk-in robe and serviced by the main bathroom. Bedroom five is located on the ground floor: perfect for a guest, teenager, elderly parent, or home office. Directly opposite is a shower room and toilet servicing this additional space, making this layout perfect for multigenerational families. For commuters, the property offers swift connections to public transport and the Geelong Ring Road, ensuring a hassle-free daily routine. The Geelong CBD, hospitals, and the scenic Waterfront are merely a 13-minute drive away. Please note this property is currently tenanted. - Reverse cycle heating and cooling - Abundance of cupboards, storage and bench space - Ground floor fifth bedroom, home office or studio - Downstairs powder room with a shower and toilet - Large laundry with ample built-in storage - Beautiful bamboo flooring throughout downstairs - Ducted gas heating and air conditioning throughout - Stunning 2.7m high ceilings and alarm system - Low-maintenance backyard with a decked area perfect for entertaining - Double remote controlled garage with internal and external access