

**25 Pitman Street, Newcomb, Vic 3219**

**GARTLAND**

**House For Sale**

Thursday, 13 June 2024

25 Pitman Street, Newcomb, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 666 m2**

**Type: House**



Greg Matheson  
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## **\$500,000 - \$550,000**

Located in a peaceful pocket of Newcomb, this home presents a terrific opportunity for first homebuyers and investors alike. High ceilings and polished floorboards add character to the interiors, with the front lounge creating a peaceful setting for relaxation. The kitchen/dining zone is well equipped with a built-in pantry and oven/gas cooktop. Two bedrooms (one with built-in robes) share close access to the bathroom, while the versatile study/third bedroom features external access. The laundry and separate toilet complete the layout. A split-system air conditioner provides year-round comfort. The covered alfresco area flows onto the north-facing backyard, where there's plenty of space for a game of backyard cricket or a kick of the footy. The back gate opens directly onto the local park, which is home to a playground and basketball court. Moments to the Bellarine rail trail for a leisurely walk or bike ride. The driveway provides backyard vehicle access. Packaged on approx. 666m<sup>2</sup>, this home places you within walking distance to public transport, the local childcare centre and Bellarine Highway shopping centres. A variety of schools are close by, including Geelong East Primary School and Newcomb Secondary College within easy walking distance. The Gordon East Geelong Campus is moments away, while the Bellarine Highway grants easy access to both the Geelong CBD and Bellarine Peninsula. Potential rent return at \$420 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.