

**27 French Street, Geelong West, Vic 3218**

**GARTLAND**

**House For Sale**

Friday, 2 February 2024

27 French Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 390 m2**

**Type: House**



Will Ainsworth  
0438299001



Rocco Simunic  
0401633277

**\$800,000 - \$880,000**

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Will or Rocco immediately to avoid missing out. You'll be charmed the moment you lay eyes on this character home. Nestled behind a picket fence and beautifully landscaped gardens, this home invites you to move straight in and enjoy the Geelong West lifestyle you've been craving. High ceilings and freshly painted interiors create a calming ambience, with polished floorboards gracing the open plan living/dining/kitchen zone. You'll love that this spacious living zone creates a peaceful retreat, with double doors opening onto the covered alfresco deck. The kitchen features a walk-in pantry, stainless steel dishwasher and cooking appliances (wall oven, gas cooktop, rangehood). The versatile lounge invites you to set up your dream home office or a dedicated kid's play space. Overlooking the front garden, the main bedroom features built-in robes and an en suite. Two additional bedrooms (one with built-in robes) share close access to the main bathroom, while the large laundry and powder room complete the layout. Other features include a freshly painted weatherboard exterior, split-system air conditioner (only a few months old), and solar panels with a microinverter (monitored via phone app). The low-maintenance yard features synthetic turf, while the remote single garage is accessed via George Street. This quiet pocket places you within walking distance to local cafes, Newtown Primary School and the Shannon Avenue shopping precinct. The delights of Pakington Street are moments away, while Newtown's private colleges are within close reach for growing families. Enjoy easy access to the Geelong CBD and Geelong Train Station. Potential rent return at \$540 - \$560 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.