

29 Kedleston Road, Herne Hill, Vic 3218

GARTLAND

Sold House

Tuesday, 20 February 2024

29 Kedleston Road, Herne Hill, Vic 3218

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 552 m2

Type: House



Will Ainsworth
0438299001



Rocco Simunic
0401633277

\$710,000

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. Located in Herne Hill's coveted school zone, this beautifully-presented home is the perfect place to raise a family. Featuring a freshly painted exterior and interior, you'll love that you can move straight in and enjoy. High ceilings and polished floorboards enhance the interiors, which evoke a light and breezy ambience. The front lounge creates a charming setting for relaxation, while north-western light sweeps through the generous family room. The dining/kitchen zone creates the centrepiece of the home, with the kitchen showcasing a built-in pantry and Bosch stainless steel appliances (wall oven, gas cooktop, dishwasher). Three bedrooms (one with built-in robes) are serviced by the main bathroom, while the laundry and separate toilet complete the layout. Two split-system air conditioners keep you comfortable throughout the year. Hedges create a wonderful sense of privacy in the backyard, where young children can run and play. The paved alfresco area inspires casual gatherings with loved ones, while the veggie gardens and mature apple tree invite you to enjoy fresh produce straight from the source. The long driveway provides ample off-street parking, with the remote single garage boasting roller door access to the yard. The morning school run will be a breeze with Holy Spirit School, Manifold Heights Primary School, Clonard College and St Joseph's College (Westcourt Campus) all within walking distance. The Minerva Road cafes are a short stroll away for your morning coffee, while local playgrounds and sporting grounds entice the whole family to venture outdoors. Just jump in the car, and you'll soon be in the heart of Geelong or cruising along the Ring Road towards Melbourne. Potential rent return at \$525 - \$545 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.