

**2A Hering Court, Thomson, Vic 3219**

compton

**House For Sale**

Wednesday, 27 December 2023

**2A Hering Court, Thomson, Vic 3219**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Brad Seller  
0418561939



Nadine Seller  
0417390318

**\$450,000**

Nestled in a serene cul-de-sac and set back from the road, this delightful three-bedroom home is situated in a sought-after location - presenting an excellent opportunity for those seeking a low-maintenance lifestyle. Perfect opportunity for first-time buyers or those looking to downsize on a block size of 365 m<sup>2</sup> approx. With three generously sized bedrooms, all equipped with built-in robes, there's plenty of room. The spacious open-plan living area features floorboards, providing a warm and inviting atmosphere, while the split system air conditioner/heating ensures comfort all year round. Within walking distance, you'll find Geelong East Primary School, making school runs a breeze. Bus transport is conveniently close by, ensuring easy commuting, and the beautiful Geelong waterfront is just a short 9-minute drive away, offering endless leisure and recreational opportunities. • You'll love the large, fully fenced private front yard with a low-maintenance lawn - ideal for pets to roam safely. • Step through to the back of the home, and you'll discover a private covered patio, creating the perfect setting for entertaining guests or enjoying a quiet evening outdoors. • Inside, this home boasts a low-maintenance design, allowing you to spend more time enjoying life and less time on upkeep. • The original bathroom presents an exciting opportunity to update and customise to your personal taste. With a dual access WC, it offers both convenience and flexibility. • The functional eat-in kitchen boasts gas cooking, ample storage space, and a pleasant dining area. • Side driveway allows for at least 2 off street carparks. With a price guide of \$459,000 - \$499,000, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss out on the chance to make this house your new home or for investors, our team has estimated the current rental value of the property at \$380 - \$400 per week. • Please note: the flame effect heater in the living room and the light fittings in the living and dining areas photographed do not come with the property.