

**2A Sydney Avenue, Geelong, Vic 3220**



**House For Sale**

Wednesday, 15 May 2024

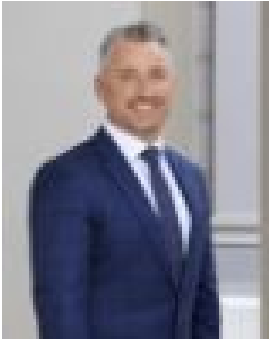
**2A Sydney Avenue, Geelong, Vic 3220**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Marcus Falconer  
0417376025



Nicole Bennett  
0419474735

**Auction - EPR \$1,200,000 - \$1,300,000**

Step up to a premium inner-city lifestyle with this double-storey home combining ultra-convenience with stylish, low-maintenance living. Lace up your walking shoes to stroll to Geelong hospital, CBD shops, offices and eateries, the waterfront, Eastern Beach and the Botanic Gardens. On a wide, tree-lined street, the immaculate property with multiple living spaces has been cleverly designed to make the most of its 229sqm (approx.) compact footprint, an ideal fit for a corporate couple, young family or investors. The lower level, with striking parquet floors, is home to a spacious central kitchen, adjoining casual meals area, formal dining and living rooms and two alfresco terraces. The kitchen boasts European appliances, black benchtops, a breakfast bar and plenty of storage including two appliance stations. The private front alfresco area, with northerly aspect, is set up for sunny days dining with guests, while the second terrace is positioned for quiet time with a book and coffee. A rear bedroom with its own courtyard and a spacious nearby bathroom with walk-in shower is suited to visitors. Upstairs are three further bedrooms, two with robes, serviced by a two-way bathroom with large walk-in shower and stone-topped vanity. The master suite boasts a balcony and walk-in robe, while a bedroom with a wall of bookshelves could double as a dedicated home office. A double garage accessed from Myers St at the rear has direct entry to the home. Other highlights include a separate laundry, ducted heating, split-system heating/cooling, security system, ducted vacuuming and easy-care gardens. Zoned to South Geelong Primary School, Geelong High and Matthew Flinders Girls Secondary College, the home is also convenient to Newtown private schools, Deakin University's waterfront campus and sports grounds. Stroll to East Geelong Village shops and cafes and take a short drive or bus ride to Geelong train station, with the Ring Road also within easy reach.