

3/135 West Fyans Street, Newtown, Vic 3220

GARTLAND

Sold Unit

Tuesday, 16 January 2024

3/135 West Fyans Street, Newtown, Vic 3220

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 136 m2

Type: Unit



Tom Luxton

0407887148

\$505,000

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time prior to the final offer stage. Please contact Tom immediately to avoid missing out. Located a short walk to river-end Pakington Street, this contemporary unit is not to be missed. The open plan living/dining/kitchen zone welcomes you inside, where the light-filled interiors evoke a breezy ambience. You'll love that the north-facing lounge window overlooks a succulent wall garden. A sliding door opens onto the sunny courtyard, where espaliered citrus trees provide a beautiful backdrop. The kitchen will delight with stone benchtops, stainless steel appliances and an integrated Liebherr fridge/freezer. Two bedrooms with built-in robes are serviced by the bathroom, which features a shower, bath and vanity with detailed marble tiling. A split-system air conditioner and ceiling fans provide year-round comfort. The large remote single garage boasts plenty of storage and tiled laundry facilities. This superb location places almost everything you need within walking distance. A short stroll will find you at the local sporting oval, Skinny Dippers Cafe and various fitness studios. The Barwon River and Balyang Sanctuary inspire scenic strolls, while The Hill Mountain Bike Park and Balyang Golf Course will impress sporting enthusiasts. You'll be spoilt for choice with shopping and dining options, with the Stinton Avenue shops and Rutland Street Creative Precinct also moments away. Easy access to GMHBA Stadium and the Geelong CBD is yet another huge plus. The home is available for vacant possession in March, with a current rental return of \$420 per week. So whether you're dreaming of owning your own home, looking for a terrific place to downsize, or simply seeking a carefree lifestyle, you'll need to act swiftly to avoid disappointment.