

# 3 Carruthers Court, Thomson, Vic 3219

**GARTLAND**

## Sold House

Wednesday, 4 October 2023

3 Carruthers Court, Thomson, Vic 3219

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



Will Ainsworth  
0438299001



Tom Luxton  
0407887148

**\$470,000**

Occupying approx. 736m<sup>2</sup> and sitting opposite a charming reserve, this property presents an incredible opportunity for first homebuyers, renovators and developers alike (STCA). High ceilings and original hardwood floorboards add a touch of character to the front of the home. The front lounge flows into the dining/kitchen zone, which features a breakfast bar and stainless steel appliances (900mm oven, 5-burner gas cooktop). The spacious family room is the ideal hangout space for kids and teens, with a sliding door opening onto the alfresco area and backyard. Three bedrooms (one with built-in robes) are serviced by two bathrooms, while the versatile home office boasts external access. The laundry and separate toilet complete the layout. Other features include a split-system air conditioner, and an approx. 3-year-old hot water service and ducted heating. Mature trees create a windless microclimate and sense of privacy in the backyard, which is also home to two garden sheds. The driveway provides backyard vehicle access for boat/caravan storage. With the Bellarine Rail Trail across the road, you can walk or cycle as far along the peninsula as you fancy. No need to park, just walk to the events at the Geelong Showgrounds or watch the fireworks from your front yard. Public transport is also a short stroll away, along with local shops and the Thomson Recreational Reserve. Young families will appreciate that they can walk to St Margarets Primary School or Tate Street Primary School and then pick up a coffee from The Sprout About Café. The vibrant Garden Street shopping precinct is moments away, while easy access to the South Geelong Train Station and Geelong CBD is a huge plus. Potential rent return at \$360 - \$380 per week. Should the property be re-painted and re-carpeted, the estimated rental is approximately \$420 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.