

3 Rod Street, Herne Hill, Vic 3218

Sold House

Thursday, 18 April 2024



3 Rod Street, Herne Hill, Vic 3218

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 798 m2

Type: House



Stephen Thomas
0415450439

\$691,000

Situated on 798m² (approx) in quiet court locale. Don't miss this opportunity to break into the prized Herne Hill market. Whether you plan to move straight in, renovate to create your dream family abode or develop (STCA), this north facing back yard Olympic brick home is not to be missed. The moment you walk in you will get a sense of great space. Large frontal living room leads to open kitchen/ dining zone flows onto the secure covered sunroom. Oozing retro charm, the kitchen is well equipped with an oven/electric cooktop. Three bedrooms (two with built-in robes) are serviced by the bathroom. The back laundry and separate toilet complete the layout, while split system provides year round comfort. Home to mature gardens, the backyard creates a wealth of space. Single garage with added workshop is great for storage. Perfectly packaged, this home places everything you need right at your fingertips. The morning school run will be a breeze, with nearby schools including Herne Hill Primary School, Clonard College, St Josephs College (Westcourt Campus) within easy walking distance. Sporting grounds and walking trails inspire you to venture outdoors, while the tranquil Barwon River is moments away for weekend bike rides. The shopping precincts of both Minerva Road and Vines Road take care of everyday essentials. A short drive will find you in the heart of Geelong, while easy access to Ring Road keeps you connected to Melbourne. Enquire now and don't miss out on such a great opportunity! Please note, all information is provided by third parties. Prospective purchasers are advised to make their own enquiries with respect to the accuracy of information relating to properties. Eastwood Andrews will not be liable for any loss resulting from any action or decision by you in reliance on the information supplied.