

**30 Collins Street, Geelong West, Vic 3218**

**GARTLAND**

**House For Sale**

Wednesday, 7 February 2024

30 Collins Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 471 m2**

**Type: House**



Will Ainsworth  
0438299001



Rocco Simunic  
0401633277

**\$940,000 - \$1,030,000**

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Will or Rocco immediately to avoid missing out. Don't miss this opportunity to secure a low-maintenance brick home in Geelong West. Located less than 300 metres from Pakington Street, this property features updated interiors, a north-facing backyard, and ample off-street parking. High ceilings grace the updated interiors, which invite you to move straight in and enjoy. The central lounge entices you to kick back and relax, with bi-fold doors opening into the dining/kitchen zone. The kitchen features a built-in pantry, dishwasher and cooking appliances (wall oven, electric cooktop, 900mm rangehood). Awash in northern light, the sunroom creates the perfect spot to settle in with a good book on a quiet afternoon. Three bedrooms (two with mirrored built-in robes) are serviced by the bathroom, while the laundry and powder room complete the layout. Ducted heating keeps you cosy during the cooler months. Outside, the north-facing backyard provides a secure play space for children and pets. You'll appreciate that the landscaping requires minimal maintenance. The gated driveway provides off-street parking, with the remote single garage boasting a storage room. With the delights of Pakington Street only a short stroll away, you'll be spoilt for choice with cafes, restaurants and boutiques. St Patrick's Primary School is within easy walking distance for young families, while local sporting grounds and the Geelong Golf Club are moments away. Enjoy easy access to the Geelong Train Station, Geelong CBD & Waterfront. Potential rent return at \$520 - \$540 per week. To discuss in further detail please contact Emily Reid on 0477 922 969.