

**30 O'Connell Street, Geelong West, Vic 3218**

**House For Sale**

Wednesday, 10 April 2024



30 O'Connell Street, Geelong West, Vic 3218

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 550 m2**

**Type: House**



Ben Riddle

0401447755



Max Hardwick

0459669724

## Contact Agent

Superbly positioned for the best of Geelong West living, this charming character home accommodates the ultimate café lifestyle. Situated on a generous 550m<sup>2</sup> (approx.) north facing allotment, within walking distance of all the cafes, restaurants, boutique shopping and amenities of the Pakington Street strip, CBD, Waterfront, excellent schools, and Geelong Station, enjoy the vibrant community atmosphere of coveted West, along with all the benefits of the city fringe. Neatly presented, the enchanting façade is set amongst established gardens. Double doors lead to a wide entry hall, showcasing high ceilings, polished timber floors and ornate character detail within. A formal lounge features a beautiful bay window, timber mantel and fireplace, offering a sophisticated space to retreat or entertain. At the heart of the home, an ambient dining area retains stunning timber wall panelling and brick mantel, adjoining the well-equipped kitchen with 600mm freestanding oven and cooktop, dishwasher, ample bench space and generous storage. The rear living area includes skylights for additional natural light, with north facing glass sliders opening up to the outdoor entertaining area. Three bedrooms all include built-in robes, serviced by a central bathroom. And a large laundry with storage and additional wc contribute to the excellent functionality of the home. Outside, the undercover alfresco extends out to a paved entertaining space, allowing you to enjoy the sun or shade according to the seasons, and the large north-facing backyard provides plenty of space for the kids or pets to play amongst established trees. Driveway space accommodates convenient off-street parking. A fantastic location for family living, Geelong West Kindergarten is only steps away, within walking distance of Ashby and St Patrick's Primary Schools, and only 5 minutes (approx.) from Newtown's private school precinct. Offering comfortable living now with further scope to update, modernise, create your dream home, this is an exceptional opportunity to enter a sought after pocket of the West and enjoy a spectacular lifestyle for years to come! Terms: 10% Deposit, 30/60 day Settlement. For alternative arrangements, please discuss with agent.