

# 30 St James Street, St Albans Park, Vic 3219



## Sold House

Friday, 8 September 2023

30 St James Street, St Albans Park, Vic 3219

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 653 m2

Type: House



Charles Caldwell  
0421570248



Mark Day  
0437353902

**\$540,000**

Welcome to St Albans Park, where an incredible investment opportunity awaits on quiet St James Street. This charming three-bedroom home, on a spacious 646 sqm (approx.) corner allotment offers comfortable living and the advantage of long-term, reliable tenants. With its prime location and potential for future growth, this property presents a truly compelling investment prospect. Its proximity to Newcomb and Bellarine schools, shops and amenities and central Geelong, and the warm local community and welcoming neighbourhood make this property ideal for families. Inside, a wide entrance hall leads through to the cosy living space with north-facing windows and gas wall-heater. A neat dining area links the living room with the functional kitchen, where olive green benchtops complement the built-in timber shelving. With a free-standing gas stove and cooktop, generous fridge recess and built-in pantry, the kitchen is practical and overlooks a comfortable meals area with sliding glass doors to the covered terrace outside. Down the long hallway off the meals area, there are two bedrooms with built-in robes, the family bathroom with shower over bath and a convenient laundry with access to the rear garden. A second living or kids' rumpus room provides additional space for the family at the end of the hall, and beyond a practical storage area with access to the double lock-up garage is the master bedroom with generous walk-in robe and ensuite. Take advantage of the prime location and existing reliable tenants and secure a brilliant investment opportunity. Whether you're a seasoned investor or a first-time buyer looking for a smart investment, contact us today to arrange an inspection and discover for yourself the potential of this St Albans Park gem. - Three bedrooms, two bathrooms, two living spaces- Dining area and meals, plus covered alfresco terrace- Corner allotment of 646 sqm (approx.) - Existing long-term, reliable tenants- Up-and-coming area close to Newcomb and central Geelong- Easy access to Melbourne via the Geelong Ring Road