

31 Melva Crescent, Whittington, Vic 3219



House For Sale

Sunday, 26 May 2024

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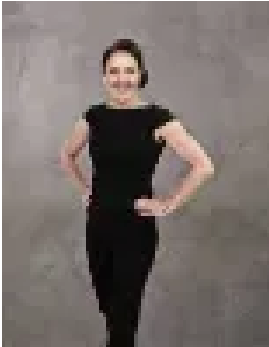
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 726 m2

Type: House



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\$625,000 - \$665,000

Situated on an expansive 730 sqm (approx.) allotment, the opportunities are endless with this charming solid brick family home. Nestled behind a high private fence in a quiet pocket of Whittington, this property is ideal for developers (STCA), first-home buyers, downsizers, and savvy investors alike. Property Highlights:

- **Inviting Living Space:** The cozy lounge room boasts ample natural light, a ceiling fan, split system air conditioning/heating, and a gas Bramear wall heater, ensuring comfort throughout the year.
- **Modern Kitchen:** The updated kitchen features a Whirlpool 900mm 5-burner gas stove, stainless steel dishwasher, and ample storage space. The adjoining meals area comfortably seats six and offers additional space for a small second seating area or study nook.
- **Comfortable Bedrooms:** Each of the three well-sized bedrooms includes built-in robes and ceiling fans, providing a restful retreat for all family members.
- **Bright Central Bathroom:** The updated bathroom is equipped with a full-size bath, separate shower, vanity storage, and toilet, designed for convenience and style.
- **Outdoor Living:**
 - **Entertainment Area:** The undercover outdoor alfresco area is the perfect space to entertain, with a built-in BBQ area for all-year-round use.
 - **Spacious Yard:** A large, flat rear yard offers plenty of space for kids and pets to play.
 - **Oversized Double Garage:** Featuring power and plumbing connections, the oversized double garage provides ample storage and workspace. Additional driveway parking accommodates up to three cars, a trailer or caravan.
 - **14 Solar panels,** fantastic for reducing those expensive power bills!
- **Prime Location:**
 - **Walking distance** to local shops, sporting reserves, and local schools.
 - **Just 2 km** from Geelong CBD, waterfront and Botanical gardens
 - **Only 20 minutes** to the Bellarine Peninsula for fantastic beaches, wineries and attractions

*All information about the property has been provided to Hayeswinckle by third parties has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.